

# 87 Kingsland High Street, Hackney, London, E8 2PB



## TO LET

Class E Retail / Leisure

1,302 sq ft / 121 sq m

£47,500.00 per annum

**A prominent ground floor and lower retail space, with proximity to Kingsland Shopping Centre and Dalston Kingsland station.**



- Ground floor and lower space
- Prominent High Road position
- Class E use
- Proximity to Kingsland Shopping Centre and Ridley Road Market
- Close to transport links, Dalston Kingsland and Dalston Junction

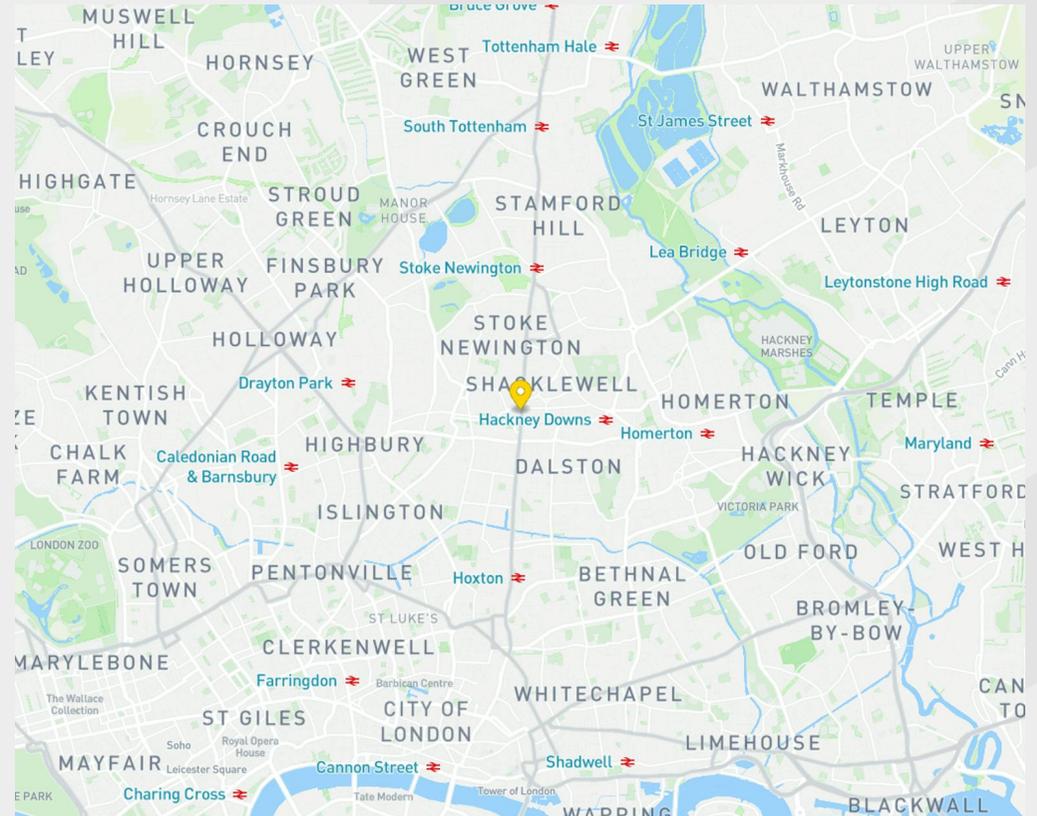


## Description

The property is arranged over ground and lower floors. Comprising an open plan layout at ground level and stairs from the rear side corner to the lower ground. The lower floor is currently divided into several rooms, mostly used as storage previously but with an opportunity to create a more generous open format and further trade-able area if suited.

## Location

Situated on the western side of Kingsland High Street, mid-terrace of the parade. The surrounding area has a high density of commercial, specifically retail and is densely populated. Popular shopping destinations such as Kingsland Shopping Centre and Ridley Road Market are close by, with the benefit of associated footfall. There are direct road, cycle and train links to Central London via the Kingsland Road/A10, and Overground stations at Dalston Kingsland and Dalston Junction.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Monthly Rent	Total month
Ground - Shop Front	664	61.7	£47,500 /annum	£13,824 /annum	£3,958.33	£5,110.33
Basement	638	59.3	-	On Application	-	-
<b>Total</b>	<b>1,302</b>	<b>120.96</b>				<b>£5,110.33</b>

### Tenure

New Lease

### EPC

C (52)

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

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