

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



## TO LET

Class E Retail / Leisure

664 sq ft / 61.7 sq m

£39,500.00 per annum

# Prominent retail space with proximity to Kingsland Shopping Centre and Dalston Kingsland station



- Ground floor and lower space
- Prominent High Road position
- Class E use
- 3 minute walk to Kingsland Shopping Centre and Ridley Road Market
- 0.1 miles to Dalston Kingsland and Dalston Junction stations
- Direct road, cycle and train links to Central London
- 0.64 miles from Hackney Downs
- Haggerston Road (TFL Cycle hire) 0.7 miles away

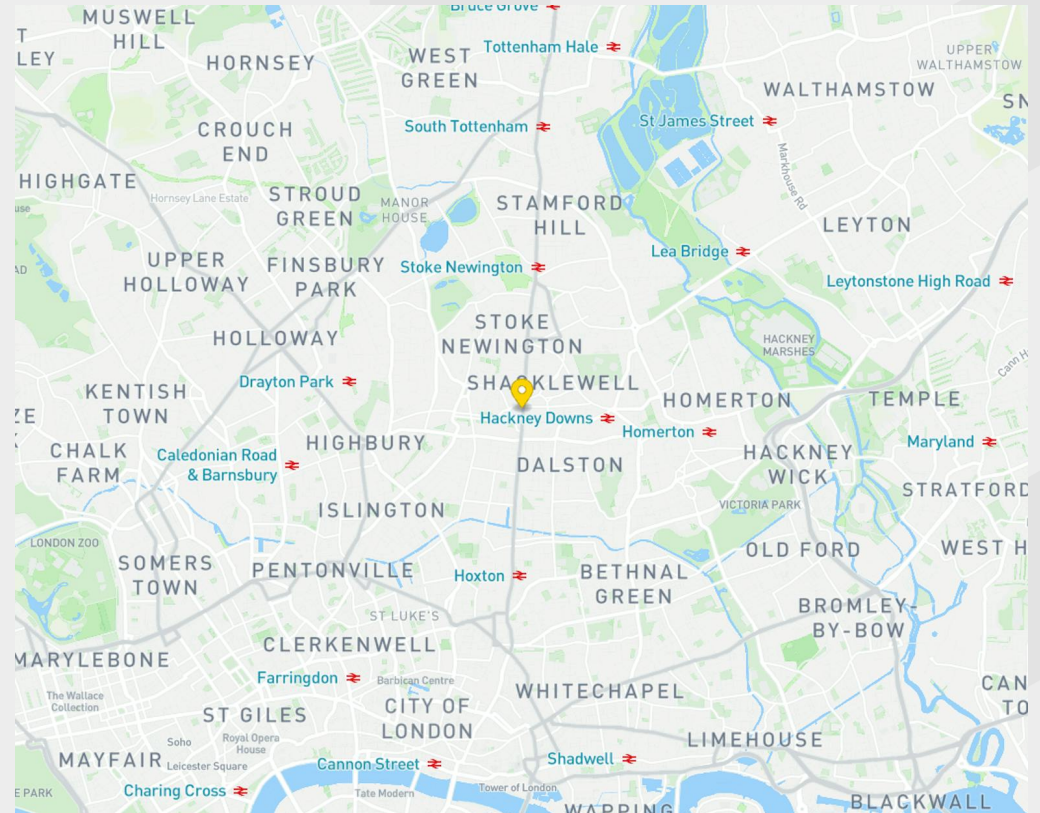


## Description

The property is arranged over ground floor comprising a mostly open plan layout at ground level with consultancy room to rear. Direct self-contained street access, with an opportunity to create a more generous open format and further tradeable 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 both approximately a 3 minute walk away from the property, 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
Ground - Shop Front	664	61.7	£39,500 /annum	£14,742 /annum	£3,291.67
<b>Total</b>	<b>664</b>	<b>61.69</b>			

### Tenure

New Lease

### EPC

C (52)

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

Jamie Smith  
07870 850097  
jamie.smith@strettons.co.uk

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk



#### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 02/05/2024