



Ground & Basement Floor Unit 1

312 Hackney Road, Shoreditch, London, E2 7SJ

800 sq. ft. Ground and Lower Ground floor Retail space at the corner of Hackney Road and Columbia Road.

800 sq ft

(74.32 sq m)

- High Footfall
- New Lease
- Fully Glazed Frontage
- Prime Location
- Premium Required
- Lower and Ground Floor space
- Available Now
- Walking distance from Columbia Road
- Great Transport Links

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Summary

Available Size	800 sq ft
Rent	£40,000 per annum
Rates Payable	£5,364.25 per annum Small Business Relief Scheme Applicable
Rateable Value	£10,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (27)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - GF & Basement	800	74.32	Available
Total	800	74.32	

Description

This outstanding retail/gallery unit spans the ground and lower ground floors of a newly constructed building, completed in July 2018. The unit features excellent natural light and benefits from high foot traffic. It is self-contained and versatile, making it ideal for a variety of businesses.

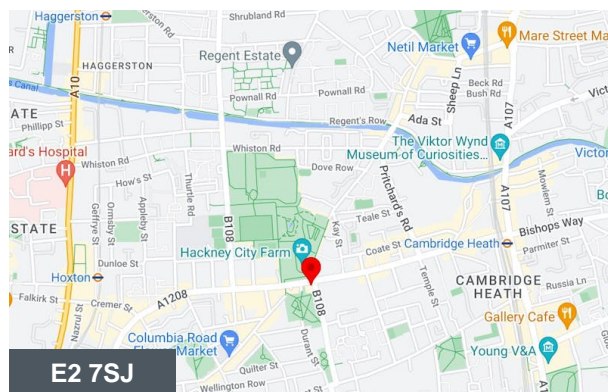
Location

The property boasts a prominent location at the corner of Hackney Road and Columbia Road, famed for its flower market and array of boutique shops, restaurants, and popular pubs. Directly to the north are Hackney City Farm and Haggerston Park. The trendy Broadway Market is just a few minutes' walk away, while Shoreditch lies 12 minutes to the west and Victoria Park 15 minutes to the east.

The area is well-served by numerous bus routes to the City and Central London, and Hoxton Overground Station is within a 10-minute walk. In this increasingly popular part of East London, the surrounding area is undergoing continuous regeneration, attracting a growing number of creative companies and residents who are drawn to the vibrant neighborhoods of the City Fringe.

Premium

A premium of £40,000 is being sought in respect of the property's high specification fit out and its prominent location at the end of Columbia Road.



Viewing & Further Information



George Sarantis

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Energy performance certificate (EPC)

312 Hackney Road LONDON E2 7SJ	Energy rating	Valid until: 29 May 2029
	B	Certificate number: 0250-3937-0331-2430-6094

Property type **A1/A2 Retail and Financial/Professional services**

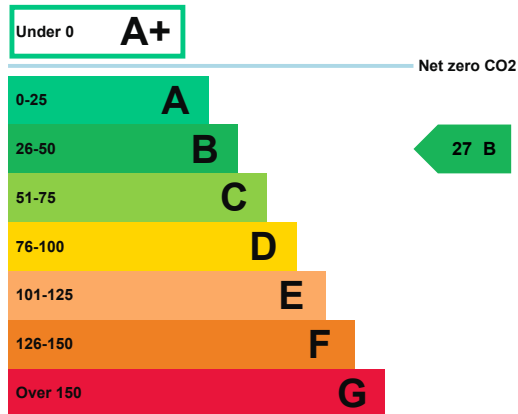
Total floor area **68 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

80 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	42.36
Primary energy use (kWh/m ² per year)	251

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9329-4035-0313-0600-4725\)](/energy-certificate/9329-4035-0313-0600-4725).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Adam Freeman
Telephone	07510090633
Email	adam@freemansurveying.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301829
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	EPC Online
Employer address	Provident House Burrell Row Beckenham BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 May 2019
Date of certificate	30 May 2019

