



Lower Clapton Road, London, E5 8EG

£15,000 Per Annum



GREAT LOCATION FOR A NEW BUSINESS OPPORTUNITY WITH EXISTING FIXTURES AND FITTINGS AVAILABLE FOR A PREMIUM - WALKING DISTANCE TO CLAPTON STATION - 675 SqFt (floor plan available)

OC Commercial would like to offer a fantastic opportunity to take over (lease assignment), a commercial unit located in the much sought-after Clapton area, ideally situated within walking distance from local amenities and public transport links, including Clapton Station.

Other benefits include a shopfront fitted with various fixtures and fittings available (please refer to images), situated on a busy road with heavy footfall.

LEASE TERM: Lease assignment. The existing lease is 15 years, which started in 2021, with 5-year rent reviews.

RENT: £15,000 Per Annum (payable quarterly)

DEPOSIT: 3 months

RATES: Small business rates relief upon application to local authority

EPC: TBC

VAT: N/A

SERVICE CHARGE: N/A

PREMIUM/GOODWILL: £10,000 (ono) – including all fixtures and fittings.

LEGAL COSTS: The tenant will be responsible for covering both the landlord's solicitor's fees and their own solicitor's fees. The outgoing tenant will bear the cost of their own solicitor.

- NEW BUSINESS OPPORTUNITY OR TAKE OVER EXISTING BUSINESS
- 675 SqFt
- WALKING DISTANCE TO CLAPTON STATION
- PREMIUM FOR FIXTURES AND FITTINGS - £10,000
- SMALL BUSINESS RATE RELIEF
- HEAVY FOOTFALL
- CLASS E USAGE

Viewing

Please contact our OC Homes Leyton Office on 02085561212

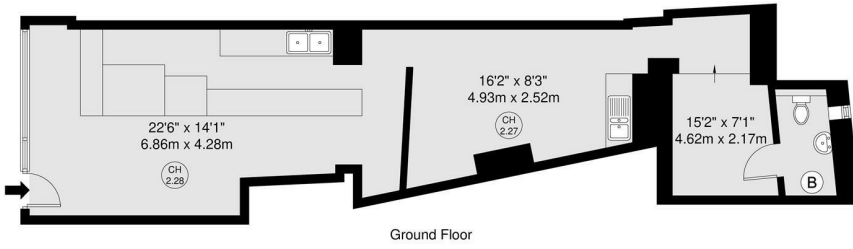
if you wish to arrange a viewing appointment for this property or require further information.





Lower Clapton Road Lower Clapton, E5

GROSS INTERNAL AREA
62.8 sq m / 675 sq ft



GROSS INTERNAL AREA (GIA)
The largest of the spaces
62.8 sq m / 675 sq ft

TOTAL STORAGE SPACE
Cupboards and shelves (not GIA)
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES
External Balcony, Terrace, Woodshed etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Areas with a height of less than 2m
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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