



Hackney Road, E2

£18,000 Per Annum



the advantage of experience



- Rent to be paid quarterly, with 3 month deposit to be taken.
- Ground Floor Commercial Unit
- 7 year fixed term with review clauses at year 3 and 5
- Convenient for The Barbican Centre, Liverpool Street, Moorgate and Whitechapel
- A Short Walk to Hoxton Station (London Overground Line) and Old Street Station (Northern Line and National Rail Services)
- Close to Columbia Road Flower Market, Shoreditch High Street and Brick Lane with its Abundance of Restaurants, Bars and Amenities



For more images of this property please visit havilands.co.uk



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Ground Floor Commercial Unit To Let – Prime East London Location

A well-presented ground floor commercial unit comprising a prominent shop frontage, kitchen area, storage space and WC facilities. Suitable for a variety of commercial uses (subject to the necessary consents).

The lease is offered on a 7-year term contracted outside the provisions of the Landlord and Tenant Act 1954, with rent review provisions at Years 3 and 5.

Rent: £18,000 per annum

Rent payable quarterly in advance

Deposit: Equivalent to 3 months' rent

Transport Links

The property benefits from excellent transport links, just a short walk to: Hoxton Station (London Overground Line) and Old Street Station (Northern Line and National Rail Services) as well as various bus routes.

Location

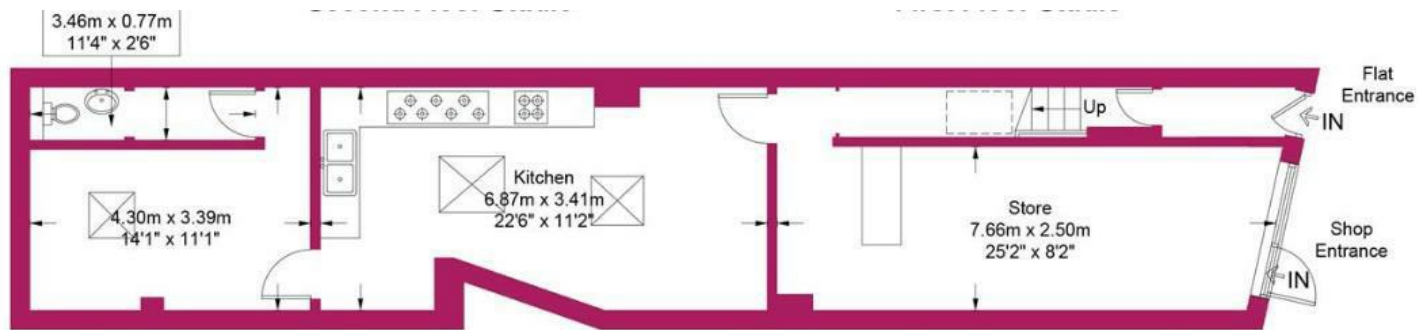
A stone's throw from Columbia Road Flower Market and Shops and within easy reach of Shoreditch High Street and Brick Lane. Plus conveniently located for ease of access to The Barbican Centre, Liverpool Street, Moorgate and Whitechapel.

This exceptional opportunity offers a prime location in the highly sought after area of East London.

EPC Details

Ground Floor Commercial Unit 53C

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

havilands | 020 8886 6262
 come by and meet the team
 30 The Green, Winchmore Hill, London, N21 1AY