

501-503 Kingsland Road, London E8



Prime Dalston Retail Opportunity

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Location

The subject property is situated on the prime retail pitch of Kingsland Road, within the heart of Dalston. The building features a glazed frontage, in a highly prominent location.

Dalston boasts a vibrant retail and culinary landscape, with a selection of contemporary establishments that include Beyond Retro, Rudies, LN-CC, Pelicans and Parrots, WAH Nails, and Towpath. Furthermore, the area is complemented by a diverse range of national multiple retailers, including prominent brands like Foot Locker, JD Sports, Superdrug, EE, and Costa Coffee.

In terms of transportation accessibility, the premises benefits from proximity to both Dalston Junction and Kingsland Overground, which provide access to National Rail services. Additionally, neighbouring train stations such as Haggerston, Hackney Downs, Hackney Central, and Shoreditch High Street further enhance the property's connectivity.

Rent

£40,000 per annum exclusive

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended

Accommodation (NIA)

The unit is arranged over ground floor and basement with the following net internal floor areas:

Description	sq ft	sq m
Ground Floor	596	55.4
Total	596	55.4

Planning

The premises benefits from Class E planning consent.



Business Rates

Rateable Value - £24,250
UBR 23-24 - £0.512p
Rates Payable - £12,100.75

Interested parties are recommended to confirm the above with the ratings department at Hackney Council.

EPC

Available upon request.

Legal Costs

Each party to bear their own legal and professional fees.

Further Information and Viewing

Viewings are by appointment only via joint sole agents:

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