

Licensed Dalston Class A1 Retail Unit

529 Kingsland Road, London, E8 4AR



TO LET

| Area: 1,051.00 sqft (97.64 sqm) | Rent PAX: £50,000.00

LOCATION:

The shop is located on the west side of Kingsland Road (A10) close to the junction with Kingsland High Street, Balls Pond Road and Dalston Lane in the heart of Dalston. Dalston Junction and Dalston Kingsland stations are both within 3 minutes walk of the unit and there are numerous bus routes serving the area.

Dalston is home to a number of reputable independent operators including Arancini Brothers, Stunt Dolly, The Diner, Pickles of London, La Petite Bretagne and Tortilla. Dalston Kingsland Shopping Centre and Ridley Road Market are also within close proximity.

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DESCRIPTION:

The shop is arranged over ground and basement floors and is being offered stripped out but with a WC installed. The shop benefits from a front roller shutter, rear loading access and an on-licence for the sale of alcohol.

The shop benefits from Class A1 use.

AMENITIES:

- Premises licence till 00:00
- Front roller shutter
- Rear loading access
- Prominent location
- Usable basement

AVAILABILITY:

| FLOOR | AREA SQ FT | AREA SQ M |
|--------------|-----------------|--------------|
| Ground Floor | 737.00 | 68.47 |
| Basement | 314.00 | 29.17 |
| TOTAL | 1,051.00 | 97.64 |

The property benefits from a premises licence till 23:00 Sunday to Wednesday and 00:00 Thursday to Saturday.

TENURE: The units are available to rent by way of a new FRI lease offering flexible terms. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

RENT PAX: £50,000.00

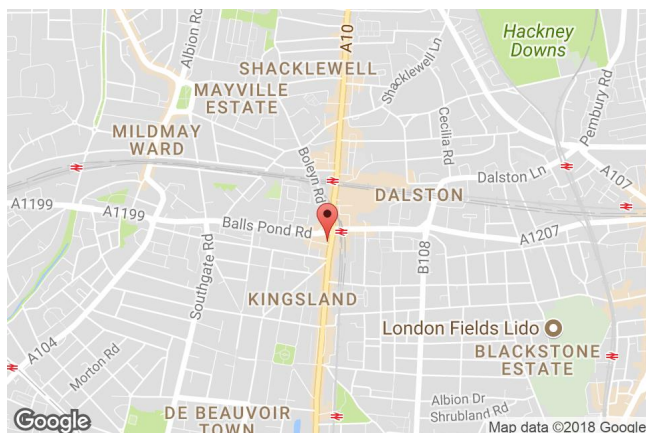
LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: TBC

SERVICE CHARGE: TBC

VAT: The premises are elected for VAT.

RATES PAYABLE: Rateable Value 2018/19: £9,700
Rates Payable 2018/19: c. £4,569



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