

Prominent Hackney Retail Arches Bohemia Place, London, E8 1DU



TO LET

Various Sizes Available

LOCATION:

Bohemia Place is a private road situated at the junction of Mare Street and Amhurst Road (A107) in the heart of Hackney. The entrance to Bohemia Place is situated opposite the exit to Hackney Central station and it links Mare Street with the new Hackney Fashion Outlet.

Bohemia Place will be Hackney's newest retail and leisure destination with a destination cocktail bar, late night venue and micro-brewery all opening in the summer along side two existing micro-breweries, an art gallery and fashion studios.

Notable operators in the vicinity include The Hackney Empire, Oslo Hackney, Black Sheep Coffee, Nike, Joseph, Anya Hindmarch, Aquascutum, Pringle, Burberry and The Hackney Picturehouse.

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DESCRIPTION:

The arches all benefit from Class A1 and Class B1 uses and are available immediately. The arches will be offered in a basic condition with WCs, simple lighting and power and a number have rear yards. There is also scope to demise external space in front of the unit.

AMENITIES:

- Prominent Hackney Location
- Leisure Anchors Already in Place
- Flexible Terms Available
- Potential for External Space
- Flexible A1/B1 Use

AVAILABILITY:

UNIT	SIZE SQ FT	SIZE SQ M	RENT PSF	RENT PAX
Arch 4	1,170.00	108.70	£25.00	£29,250.00
Arch 5	1,100.00	102.19	£25.00	£27,500.00
Arch 6	1,100.00	102.19	£25.00	£27,500.00
Arch 7	730.00	67.82	£25.00	£18,250.00
Arch 8	1,243.00	115.48	£25.00	£31,075.00
Arch 20	823.00	76.46	£25.00	£20,575.00

TENURE:

The units are available to rent by way of a new FRI lease till February 2023. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

VAT: The premises are elected for VAT.

RATES PAYABLE: All interested parties are advised to make their own enquiries with the VOA or local authority.

EPC: TBC

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

VIEWING: By appointment with sole agents CF Commercial

SERVICE CHARGE: TBC



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