

# Shop Unit to Let

80 Murray Grove, Hackney, N1 7QJ



**Location:**

The shop is located on Murray Grove, it is predominantly a residential area, approximately 0.5 miles to the north of Old Street London Underground station and 1.3 miles the City of London. The area is well served by Public transport and is very close to the popular Hoxton Street.

**Description:**

The property fronts onto Murray Grove and comprises a lock up shop unit beneath residential flats.

**Net Internal Area:**

Approx

52.33 Sq M / 563 Sq Ft

<b>Rent:</b>	Offers in the region of £15,500 per annum exclusive.
<b>Use:</b>	A1
<b>Deposit:</b>	Two quarters rent (circa £7750).
<b>Rateable Value:</b>	£10,250 (As of 2017 rating list).
<b>Rates Payable:</b>	Estimated £5,032.75
<b>Lease Terms:</b>	New five year lease, excluded from the security of tenure provisions sections 24-28 of the Landlord & Tenant Act 1954 (part 2).
<b>Repairs</b>	Internal repairing and decorating including shop front, glass & shutters.
<b>Legal Fees:</b>	£1,750
<b>Contact Details:</b>	020 8356 2057 Oduanyo <a href="mailto:Fajaiyeyomi@hackney.gov.uk">Fajaiyeyomi@hackney.gov.uk</a> <a href="mailto:Andrew.lane@hackney.gov.uk">Andrew.lane@hackney.gov.uk</a> 07961 109464

## Notice to Applicants

Please check that planning permission is not required for your proposed use. Duplicating of uses within council parade of shops is not preferred. Planning permission maybe required if you wish to change the specific use of the shop. The applicant shall be responsible for seeking and obtaining all necessary consents.

### Misrepresentation Act, 1967 & Property Misdescription Act, 1991

The London Borough of Hackney give notice that:-

1. These particulars do not constitute any part of an offer or a contract.
2. All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending tenants, should not rely on this information as statements or representations of facts, and must satisfy themselves as to the accuracy.
3. No person in the employment of the London Borough of Hackney has the authority to make or give representation or warranty whatever in relation to these particulars.

### Data Protection Acts 1984, 1998

The information provided by you is confidential, however The London Borough of Hackney may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and/or detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

### Business Rates

Please note that the Business Rates may change due to phasing or transitional relief (if any). The current uniform Business Rate (UBR) is set at 0.466 pence in the £ from April 2017. You should contact the Council's Business Rates Team on 020 8356 3466 to confirm the current rate.

### **Subject to Contract**

All transactions are subject to formal contract/lease.

### **Offers**

The rent quoted is the Council's assessment of the Market Rent of the premises. Please submit an offer you consider your business can support at the particular location.

### **Useful Contacts**

#### **1. Planning Service**

**Address:** Hackney Service Centre 1 Hillman Street, London E8 1DY.

**Tel:** 020 8356 8062/ 020 8356 7715

**Email:** [planning@hackney.gov.uk](mailto:planning@hackney.gov.uk) **Web:** [www.hackney.gov.uk/planning](http://www.hackney.gov.uk/planning)

#### **2. Building Control Service**

**Address:** Hackney Service Centre 1 Hillman Street, London E8 1DY.

**Tel:** 020 8356 8124 **Fax:** 020 8356 8122

**Email:** [info@hackney.gov.uk](mailto:info@hackney.gov.uk) **Web:** [www.hackney.gov.uk/building-control](http://www.hackney.gov.uk/building-control)

#### **3. Business Rates (National Non-Domestic Rates)**

**Address:** Revenues and Benefits, H S C, 1 Hillman Street, London E8 1DY.

**Tel:** 020 8356 3466 **Fax:** 020 8356 3595

**Email:** [business.rates@hackney.gov.uk](mailto:business.rates@hackney.gov.uk) **Web:** [www.hackney.gov.uk/businessrates](http://www.hackney.gov.uk/businessrates)

#### **4. Strategic Property Services**

**Address:** Hackney service centre, Hackney, London E8 1DY

**Tel:** 020 8356 1508 **Fax:** 020 8356 3236

**Email:** [property@hackney.gov.uk](mailto:property@hackney.gov.uk) **Web:** [www.hackney.gov.uk/property](http://www.hackney.gov.uk/property)