

HACKNEY DOWNS



230 Dalston Lane

E8 1LA

**Rarely available  
retail/restaurant  
premises in the heart of  
Dalston with large  
courtyard**

**2,225 sq ft  
(206.71 sq m)**

- Excellent floor to ceiling height
- Courtyard
- Good frontage
- Roller shutter
- Prime location next to Dalston station
- WC

# 230 Dalston Lane, London, E8 1LA

## Description

This E class property in the heart of Dalston benefits from excellent floor to ceiling heights, a prominent function in a prime location with a roller shutter and courtyard. Formerly occupied by Borough Wines as a restaurant/wine bar, the premises also have a smaller basement area which is suitable for private events or for other uses.

## Location

Dalston Heights is situated in the heart of Dalston, one of East London's most vibrant fringe locations, which is adjacent to the Tesco Express and Hackney Downs/Hackney Central stations

## Specification

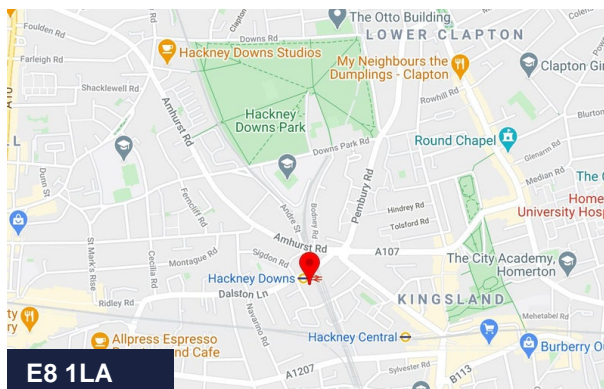
Generous Floor to Ceiling Height  
Next Door to Hackney Downs station  
W.C.  
Large forecourt/courtyard  
Good Frontage  
Roller Shutters  
Prime Location

## Viewings

Strictly by appointment

## Terms

Available now on a new lease for a term expiring 2024



## Summary

Available Size	2,225 sq ft
Rent	£60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Viewing & Further Information



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