



Sanderson  
Weatherall

## PRIME SHOP & OFFICE LEASE FOR SALE OR NEW LEASE



122 KINGSLAND HIGH STREET, DALSTON, LONDON, E8 2NS

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- **Busy Location**
- **Combines retail with good quality office accommodation**
- **Potential to increase retail floor area**
- **1 x Car parking space**

## Location

Dalston is located to the north of Shoreditch and Haggerston, with Hackney Central approximately 1 mile to the east. There has been significant investment in mixed use development in recent years with new residential and commercial space at Dalston Square and Dalston Lane. The property is located in Kingsland High Street opposite Rio Cinema and close to **Post Office, Dalston Stationers, Voodoo Rays** and a range of multiple and independent brands. There are **excellent public transport links** with **Dalston Kingsland** and **Dalston Junction** over-ground stations as well as numerous bus routes.

## Description

The property is arranged on ground and lower ground floor. The ground floor is partitioned and provides a retail unit at the front and an office to the rear with a glazed meeting room. There is potential to extend the retail by removing the partition. The lower ground floor provides storage, offices, WC's and a kitchen. There is an external parking space which is accessed from the rear of the ground floor.

## Lease

15 year effectively FRI Lease from 19th May 2016 subject to rent reviews on 19th May 2021 and 2026. There is a Tenant's option to break the Lease on 19th May 2021 and 19th May 2026 operative on not less than 6 months' previous written notice. Alternatively, the landlord will consider a new lease on terms to be agreed.

## Rent

£65,000 per annum exclusive.

## Terms

Offers are invited for an assignment.

## Rates

Ground Floor  
 Rateable Value: £23,750  
 Rates Payable (2019/2020): £11,970  
 Basement  
 Rateable Value: £4,800  
 Rates Payable: (2019/2020): £2,419.20





### Energy Performance Certificate (EPC)

Full copies of EPC's are available on request.

### VAT

All prices are quoted exclusive of VAT.

### Accommodation

Description	Metric	Imperial
Internal width (retail):	4.00 m	13 ft 1 ins
Shop depth:	7.46 m	24 ft 6 ins
Built depth:	24.52 m	80 ft 5 ins
Ground floor retail:	29.84 sq m	321 sq ft
Ground floor store:	11.43 sq m	123 sq ft
Ground floor office:	68.33 sq m	735 sq ft
Lower ground floor:	80.84 sq m	870 sq ft
<b>Total:</b>	<b>190.44 sq m</b>	<b>2,049 sq ft</b>

1 x Car Parking space

### Costs

Each party is to be responsible for their own legal and professional costs.



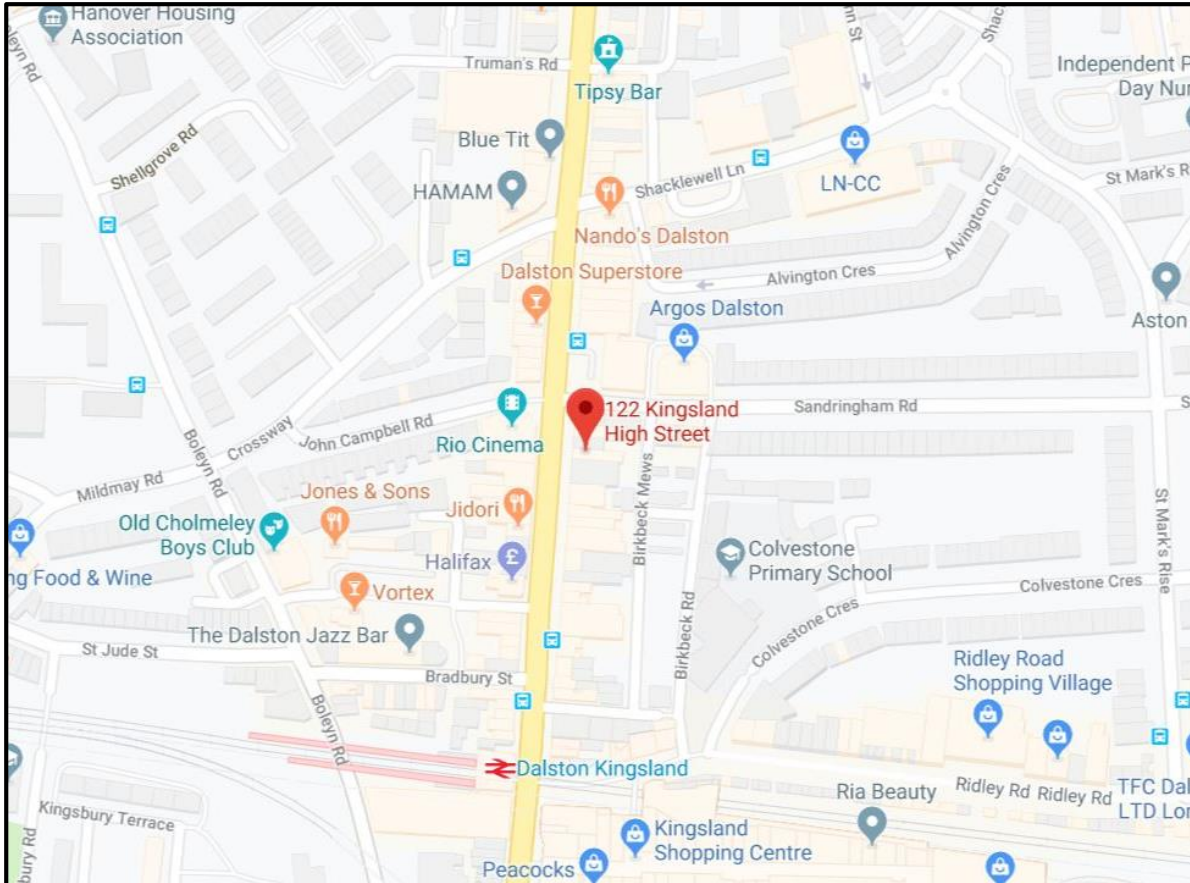
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