



# PRIME UNIT TO LET IN DALSTON

**86 KINGSLAND HIGH STREET,  
DALSTON, LONDON, E8 2PG**



## Location:

The subject property occupies a prominent position on the busy Kingsland High Street in close proximity to Dalston Kingsland and Dalston Junction Stations (London Overground Lines).

Nearby occupiers include Boots, Halifax, Betfred, Traid, Greggs, Admiral, Poundland, M&S Foodhall, and Costa, amongst many others.

## Accommodation:

The unit is arranged over Ground and basement on the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,076 sq. ft. (100 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>1,324 sq. ft. (123 m<sup>2</sup>)</b>

## Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£85,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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