

To let

48 Kingsland High Street, Dalston, E8 2JP

For further information
please contact:

James Burt

0207 911 2268

james.burt@gva.co.uk

Max Collett

0207 911 2644

max.collett@gva.co.uk



Description

The property is situated on the east side of Kingsland High Street approximately 0.1 miles north of Dalston Junction and approximately 325 ft south of Dalston Kingsland. Nearby retailers include Costa, Peacocks, McDonalds, Snappy Snaps and a number of independent retailers.

Accommodation

The premises are arranged over basement and ground floor providing the following approximate internal floor areas:

Basement	44.8 sq m	482 sq ft
Ground floor	76.7 sq m	825 sq ft
Total	121.5 sq m	1,307 sq ft

Lease

The premises are available on an assignment of an existing lease expiring 2 November 2021. The rent review from November 2016 remains outstanding (details on request)

Rent

£47,000 per annum exclusive.

Premium

Offers invited.

Business rates

We understand that the property is assessed as follows:

Rateable value: £46,000

UBR: £46.6 (2017/18)

Rates Payable: £21,436

Interested parties should make their own

enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

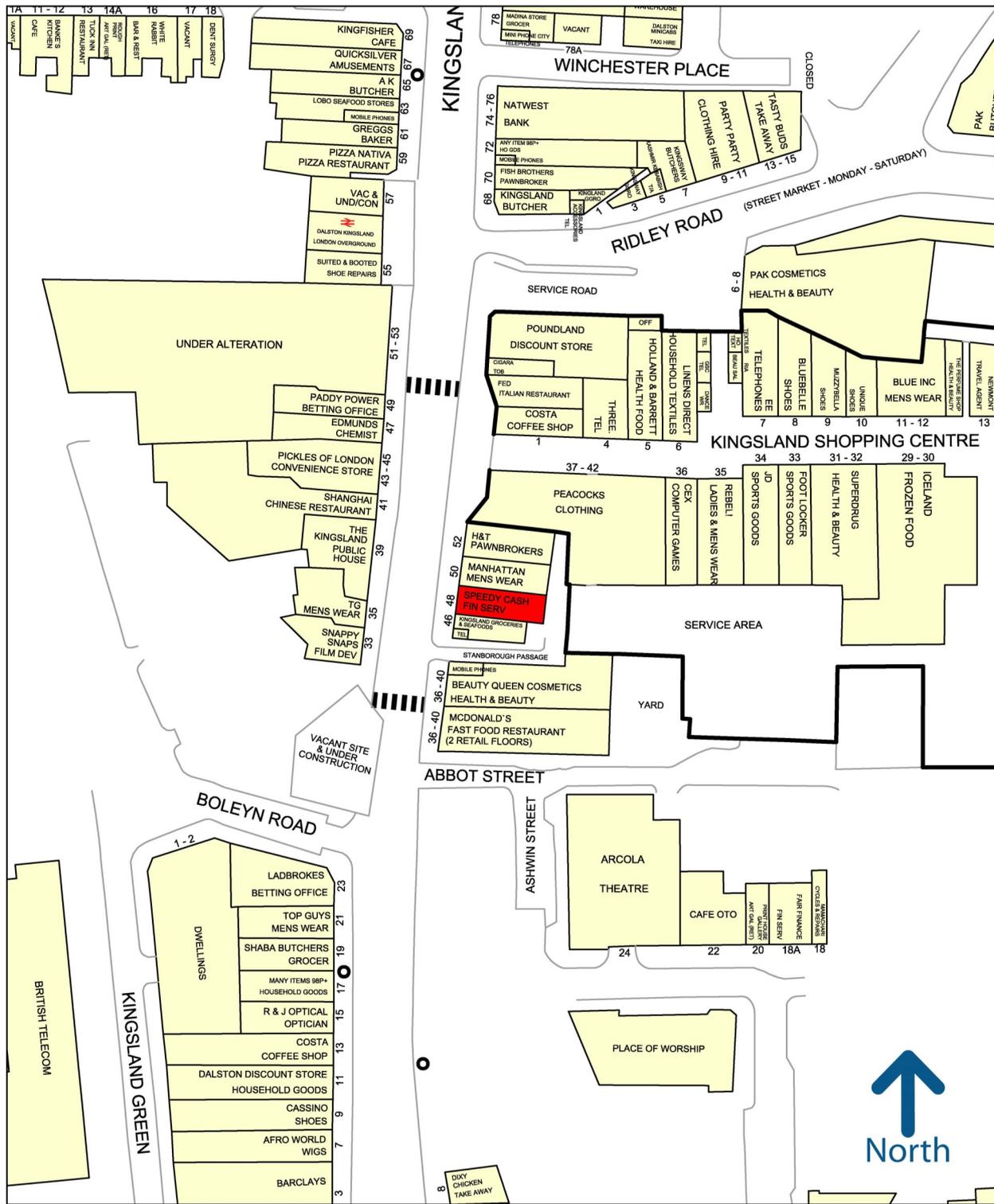
We have been advised by the local planning authority that the premises have A2 planning permission. Interested parties should verify the planning use for the unit with the local planning authority.

EPC

A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.



Experian Goad Plan Created: 05/10/2017
Created By: GVA



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.