

TO LET

A1/A2 PREMISES

324 MARE STREET, HACKNEY, LONDON E8 1HA

GROUND FLOOR AREA 708FT² (66M²)



324 MARE STREET, HACKNEY

LONDON, E8 1HA



The property is situated on the east side of Mare Street opposite its junction with Graham Road, forming part of a prominent parade of shops in a popular local shopping destination. A wide variety of recognised retailers are represented in the immediate area including **Iceland, JD Sports, Marks and Spencer, Tesco Superstore, Pizza Hut, Subway** and **KFC** together with the leading banks and building societies.

The building is close to Hackney Town Hall and Hackney Empire and is well placed for transport links with several local bus routes into the City and a short walk from Hackney Central (Overground services) rail stations. There are also good road links to the A12, A10 and A1.

Description

The property comprises a ground floor shop/office with kitchenette and WC to the rear. The shop is arranged as mostly open plan accommodation in good decorative order.

Amenities

- Prominent location
- Well placed for transport links
- Kitchenette
- WC facilities.

Accommodation

	ft ²	m ²
Frontage	11'10"	
Build depth	51'8"	
Total Internal Area	708	66

Please note: These measurements have been provided by the Valuation Office website and are subject to verification on site.

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

Assignment of the current tenant's lease for a term of 15 years from 3rd February 2015. There is an upwards only rent review on the 5th term of the lease.

Rent:

£40,000 per annum exclusive.

Premium:

Offers in the region of £25,000 for the fixtures, fittings and goodwill.

Business Rates:

London Borough of Hackney

Rateable value £24,750

Rates payable £11,880 pa

VAT:

TBC.

EPC Title:

E-114

Service Charge:

A proportion towards the upkeep and maintenance of the building.

Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

Viewing:

By appointment with sole agents
Strettons

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