

 PROPERTY TO LET

# Corner Retail Unit

321 Mare Street, London, E8 1E

Prime Corner Retail Premises Available To Let

Presented by  
Erikas Grig Chartered Surveyors  
T: 020 8050 3075 | E: [info@erikasgrig.com](mailto:info@erikasgrig.com)

February 2026

# Property Summary

## Key Highlights

- ✓ Prime location on Mare Street
- ✓ High footfall area with nearby national occupiers
- ✓ Available immediately
- ✓ Modern corner retail unit
- ✓ Suitable for a range of uses (subject to planning and landlord's consent)
- ✓ Excellent transport links nearby

## Property Details

Address 321 Mare Street, London, E8 1SE

Property Type Retail

Total Area 1,286 sq ft (119.50 sq m)

Basement Floor 597 sq ft (55.50 sq m)

First Floor 689 sq ft (64 sq m)

Rent £45,000 per annum exclusive

Rateable Value £40,500

Availability Immediate



# Location

## Prime City Centre Location

The property occupies a prime corner position on Mare Street within the heart of Hackney Central, one of the principal retail and commercial thoroughfares in the London Borough of Hackney.

The location benefits from high levels of pedestrian and vehicular footfall and excellent visibility, surrounded by a strong mix of national multiples and established independent retailers, cafés and leisure operators.

The property benefits from excellent transport connectivity. Hackney Central Overground is just on a doorstep and numerous bus routes operate along Mare Street.

## Transport Connections



### Rail

Hackney Central - 0.01 miles (1 min walk)  
Hackney Downs - 0.4 miles



### Road

A12 - 1.2 miles  
A10 - 0.9 miles



### Air

Stansted Airport - 32 miles  
60 minutes by car



### Local

Bus stops - 15m



Map showing approximate location. For detailed directions, please contact our office.

# Description & Accommodation

## Property Description

The subject premises comprise a prominent corner retail unit forming part of a three-storey Victorian period mixed-use building of traditional construction. The unit occupies the highly visible junction of Mare Street and Graham Road in the heart of Hackney Central, representing one of the most prime trading positions along Mare Street. The corner configuration provides dual frontage and exceptional prominence within the streetscape.

The location benefits from substantial pedestrian footfall, enhanced by the immediate proximity of Hackney Central Railway Station and the adjacent pedestrian crossing, where foot traffic naturally congregates. This creates a strong trading environment with consistent passing trade throughout the day.

The accommodation comprises a ground floor retail area with principal customer access from Mare Street together with a rear access and fire exit. In addition, the premises benefit from a full-height basement providing ancillary space suitable for storage or operational use. The unit was previously occupied by Pizza Hut and remains well suited to restaurant, takeaway or alternative retail uses, subject to the necessary consents.



Next to Hackney Central



Building exterior

## Accommodation Schedule

Floor	Description	Area (sq ft)	Area (sq m)
Basement	Storage rooms, staff toilets	597	55.50
Ground	Main trading area	689	64
<b>Total Floor Area IPMS3</b>		<b>1,289</b>	<b>119.50</b>

*All measurements are approximate and for guidance purposes only. Interested parties should verify all dimensions*

# Terms & Viewing

## Terms Offered

### Lease Terms

Available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed. We are prepared to consider lease terms of 10 and longer with rent reviews at 5-yearly intervals.

### Rent

**£45,000** per annum exclusive.

Payable quarterly in advance

### Service Charge

Reasonable contribution to be agreed upon.

### Business Rates

Rateable Value: £40,500 (2026 Rating List)

Interested parties should verify the current rating assessment and any available reliefs with Hackney Council and VOA.

### Deposit

A rent deposit equivalent to 6 months' rent will be required.

### Legal Costs

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

### VAT

All figures quoted are exclusive of VAT.

### Use

Prospective tenants should be aware that our client will consider all prospective uses.

## Viewing Information

Strictly by appointment through the sole agent. For further information or to arrange a viewing, please contact:

### Erikas Grig MRICS

Erikas Grig Chartered Surveyors  
124 City Road, London, EC1V 2NX

 0208 050 3075

 [info@erikasgrig.com](mailto:info@erikasgrig.com)

 [www.erikasgrig.com](http://www.erikasgrig.com)

 [Call to Book Viewing](#)

 [Email Enquiry](#)

# Additional Information



## Energy Performance Certificate (EPC)

An EPC has been commissioned and will be made available upon request. The property has an energy rating of C (66).

EPC Reference: 7217-5769-3430-1671-6420



## Anti-Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, prospective tenants will be required to provide:

- Proof of identity (passport or driving licence)
- Proof of address (utility bill or bank statement within last 3 months)
- Proof of funds or financial references
- Company information (if applicable - Companies House registration)



## Planning

The property benefits from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should verify planning use and any restrictions with Hackney Council Planning.



## Tenure

Leasehold - available on a new Full Repairing and Insuring (FRI) lease.



## Important Notice & Disclaimer

Erikas Grig Surveyors Ltd, for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- These particulars are provided as a general guide only for the assistance of prospective purchasers or tenants and do not constitute, nor form part of, an offer or contract.
- All descriptions, dimensions, references to condition, planning status, permissions for use and occupation, and other details are given in good faith and are believed to be correct at the time of preparation. However, they should not be relied upon as statements or representations of fact. Interested parties must satisfy themselves as to the accuracy of all information by inspection or other appropriate means.
- All prices, rents and premiums quoted are exclusive of VAT unless otherwise stated.
- These particulars were prepared in February 2026.

**SUBJECT TO CONTRACT**

February 2026

**Erikas Grig Chartered Surveyors**

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