

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**HIGHLY PROMINENT COMMERCIAL
GROUND FLOOR & BASEMENT**

TO LET

**42 LOWER CLAPTON ROAD
HACKNEY
E5 0PD**

**GROUND – 870 sq.ft. (80.82 sq.m.)
LOWER GROUND – 802 sq.ft. (74.51 sq.m.)**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

Clapton has become a hugely diverse and cosmopolitan district over recent years with an array of restaurants, eateries, bars, independent retailers and a thriving night time economy.

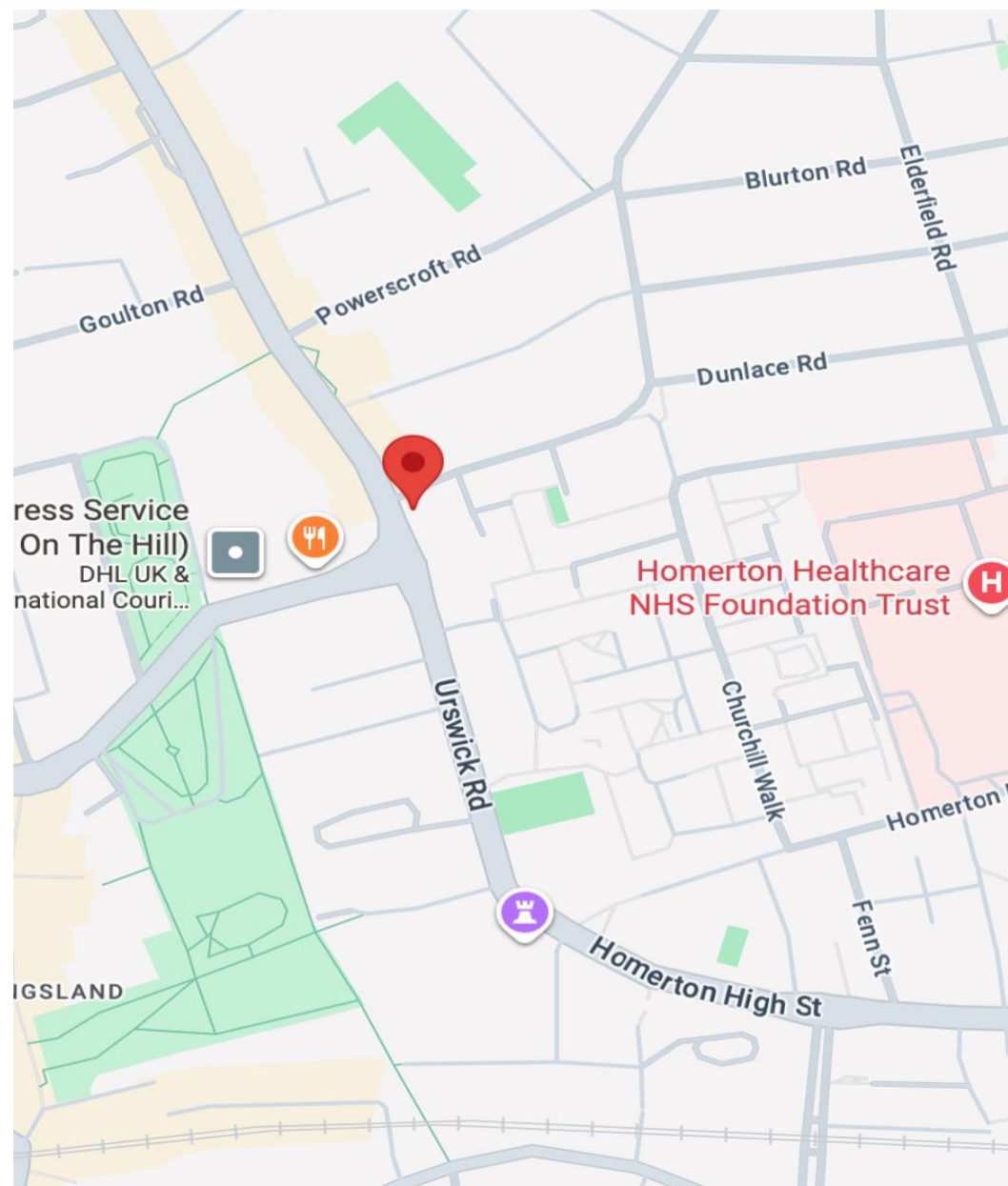
The subject property is superbly located in a prominent position on the east side of A107 Lower Clapton Road at the junction with Median Road.

Clapton Rail Overground station is within very easy walking distance whilst Hackney Downs and Hackney Central are also nearby

Additionally, the area is served by the following bus routes:

- 38 – Clapton Pond to Victoria Bus Station
- 55 – Walthamstow Bus Station to Oxford Circus Station
- 56 – Whipps Cross bus stand to St Bart's Hospital
- 106 – Finsbury Park Interchange to Cavell Street Whitechapel
- 253 – Hackney Central Station to Euston Bus Station
- 254 – Aldgate Station to Caledonian Road

*Information provided by TfL



Accommodation

Available accommodation comprises the entire ground and lower ground floors of the former 'Lord Cecil' public house dating back to around 1872.

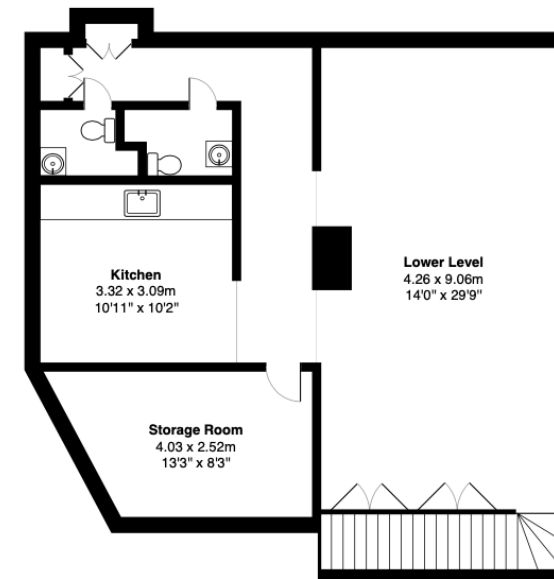
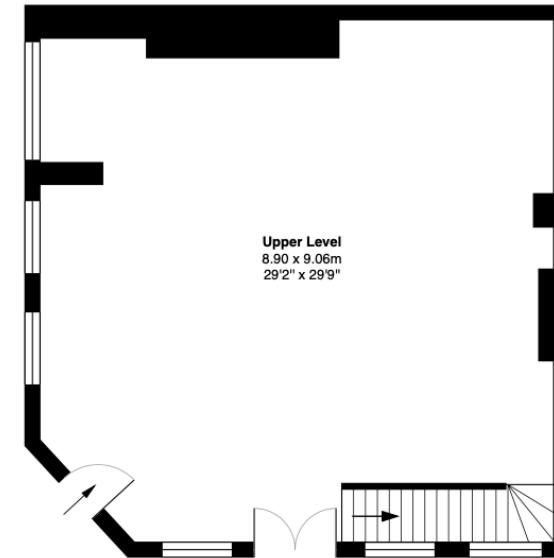
Planning permission was granted in 2010 for commercial uses and most recently the premises were used as a design and architectural practice.

Ground floor is essentially open plan with 10'+ clear ceiling height whilst the lower ground floor is divided to provide an open plan workspace together with a fitted kitchen, 2x private WC's and secure storage area.

Overall condition is very good with the unit benefiting from a number of period features to include wood strip flooring, exposed brick walls etc and has the following approximate floor areas:

	Sq.ft.	Sq.m.
Ground	870	80.82
Lower ground	802	74.51
Total	1,672	155.33

NB. Floor areas provided by Landlord interested parties will need to satisfy themselves in this regard.



NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

Terms

Tenure

Leasehold. A new lease is available directly from the Freeholder on terms to be agreed.

Rent

£40,000 per annum exclusive. Rent to be payable quarterly in advance on the usual quarter days.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction

Business rates

Payable by the Tenant. Interested parties will be required to satisfy themselves in this regard.

Service charge and Building insurance

To be confirmed.

Legal costs

The ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

EPC

45B

Possession

Immediately upon completion of legal formalities.

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Administrative fee

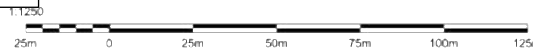
Prior to solicitors being instructed, the prospective Tenant or Purchaser is to pay an administration fee of £100 plus VAT to Adam Stein & Co. Ltd to cover all associated administrative costs including any referencing fees incurred.

Viewing

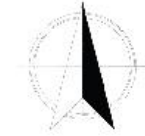
Strictly by prior appointment via Freeholders sole agents as above.



NOT TO BE RELIED UPON FOR SCALE



NOTES
Do not scale from the drawing.
All dimensions to be checked on site.
Any discrepancies must be immediately
notified to the architect.
All drawings are subjected to copyright ©
M&M Marshall Architecture & Design



PROJECT TITLE

42 Lower Clapton
Road

ISSUE

Planning Submission

DRAWING TITLE

Site Plan

SCALE

1:1250 @ A3

DRAWING NUMBER

E00

DATE

09/06/2017

CLIENT

C.J.D

ARCHITECT

