

# 95 Upper Clapton Road

London, E5 9BU

EGM  
COMMERCIAL



## TO LET

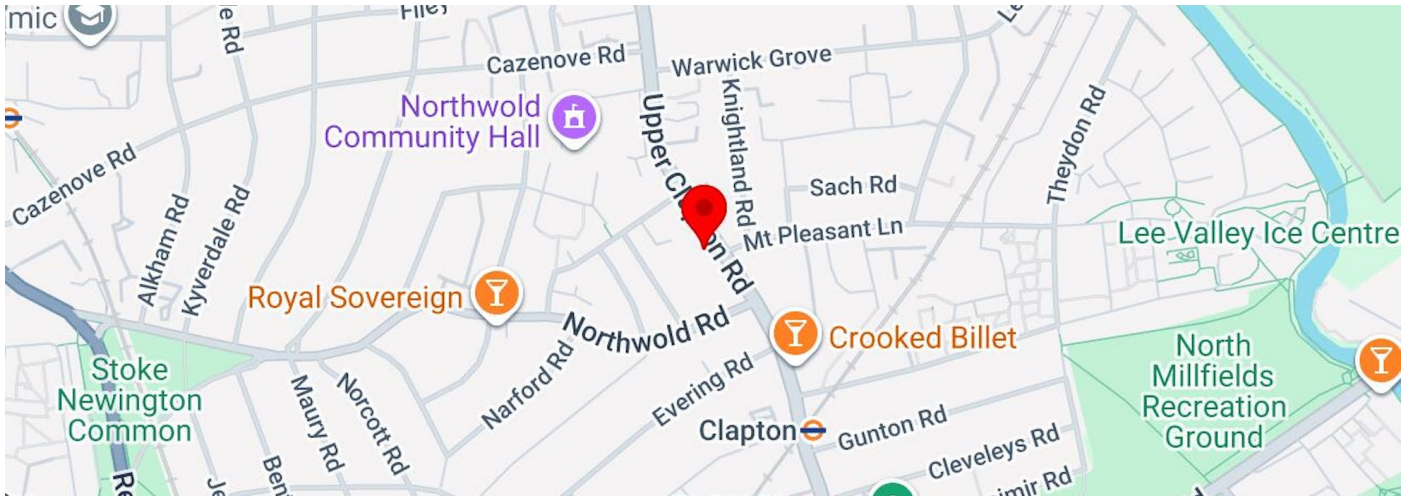
630 SQ FT

Retail Unit

- Prime Location
- Open plan space
- W.C
- Great floor to ceiling height
- Bus Stop Outside
- Great Transport links

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## Summary

Available Size	630 sq ft / 58.53 sq m
Rent	£22,500 per annum
EPC	Upon enquiry



**Effi Grussgott**

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## Description

EGM Commercial is delighted to offer retail unit in the heart of Upper Clapton a thriving shopping destination with a strong mix of independent and national retailers.

This highly visible unit benefits from a prominent position on a bustling retail parade, attracting high levels of footfall throughout the day. The spacious interior offers a versatile open-plan layout, making it ideal for a variety of retail, hospitality, or service-based businesses.

## Location

95 Upper Clapton Road offers effortless travel across London. Clapton Overground Station is just a few minutes' walk away, providing fast links straight into Liverpool Street. A wide choice of bus routes runs along Upper Clapton Road, placing Hackney, Stoke Newington, Stratford and the City all within easy reach. With excellent local transport and quick access to key hubs, this address is perfect for convenient, city-focused living.

## Viewings

Monday - Friday 9am -6pm