



**Dimension
Estates**

Sales | Lettings | Management

Email: contact@dimensionestates.co.uk
www.dimension-estates.co.uk



£2,000.00 PCM

LEASEHOLD

LOWER CLAPTON ROAD,
HACKNEY, E5



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Leasehold

Lower Clapton Road,
Hackney,
E5

STUDIO x  **1** x 

An amazing opportunity to acquire an A1 commercial unit in excess of 840 sqft (78.0 sqm) located in this prime position of Hackney situated on Lower Clapton Road E5. This retail unit has a small rear garden at the ground floor of the building with added benefit from an extensive basement level. The unit has good proportions throughout allowing newcomers a great opportunity to start a business or to expand their existing business. Situated on this busy high road and hugely benefits from a high level of passing trade. Rent £24,000 per annum Premium - £15,000 ONO required for fixtures and fittings Assignment of Lease – 6 Years Remaining Deposit – A Three Month Deposit will be required upon signing the Lease (£6,000.00) Rates – N/A - interested parties are advised to make their own enquiries to the local authority. EPC rating D Please Note: An Assignment of Lease with be granted with Lease remaining of 6 years and a Premium of £15,000 ONO is also required for Fixtures and Fittings which includes: Counter Worktop, Air Conditioning (front, rear and basement), Lights, Tables with Chairs, Shutters and CCTV. Additional Note: Incoming tenant will require to pay the agent fees of £2,000 (Two Thousand Pounds). Legal Fees - Both parties will be responsible for their own legal fees. Please contact us for more information and to arrange a viewing.

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.



FEATURES:

An Amazing Opportunity To
Acquire An A1 Commercial
Unit

Added Benefit From An
Extensive Basement Level

Great Opportunity To Start A
Business Or To Grow An
Established Business Further

Located In This Prime Position
Of Hackney Situated On

Lower Clapton Road

Situated On This Busy High
Road

Hugely Benefits From A High
Level Of Passing Trade

Boasts Access To A Small
Rear Garden

Offered With A Lease Of 6
Years Remaining

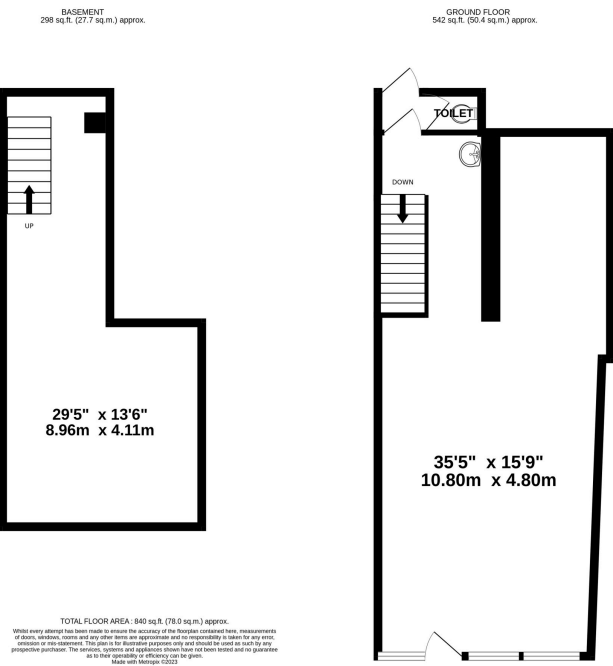
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FLOOR PLAN:



EPC:



