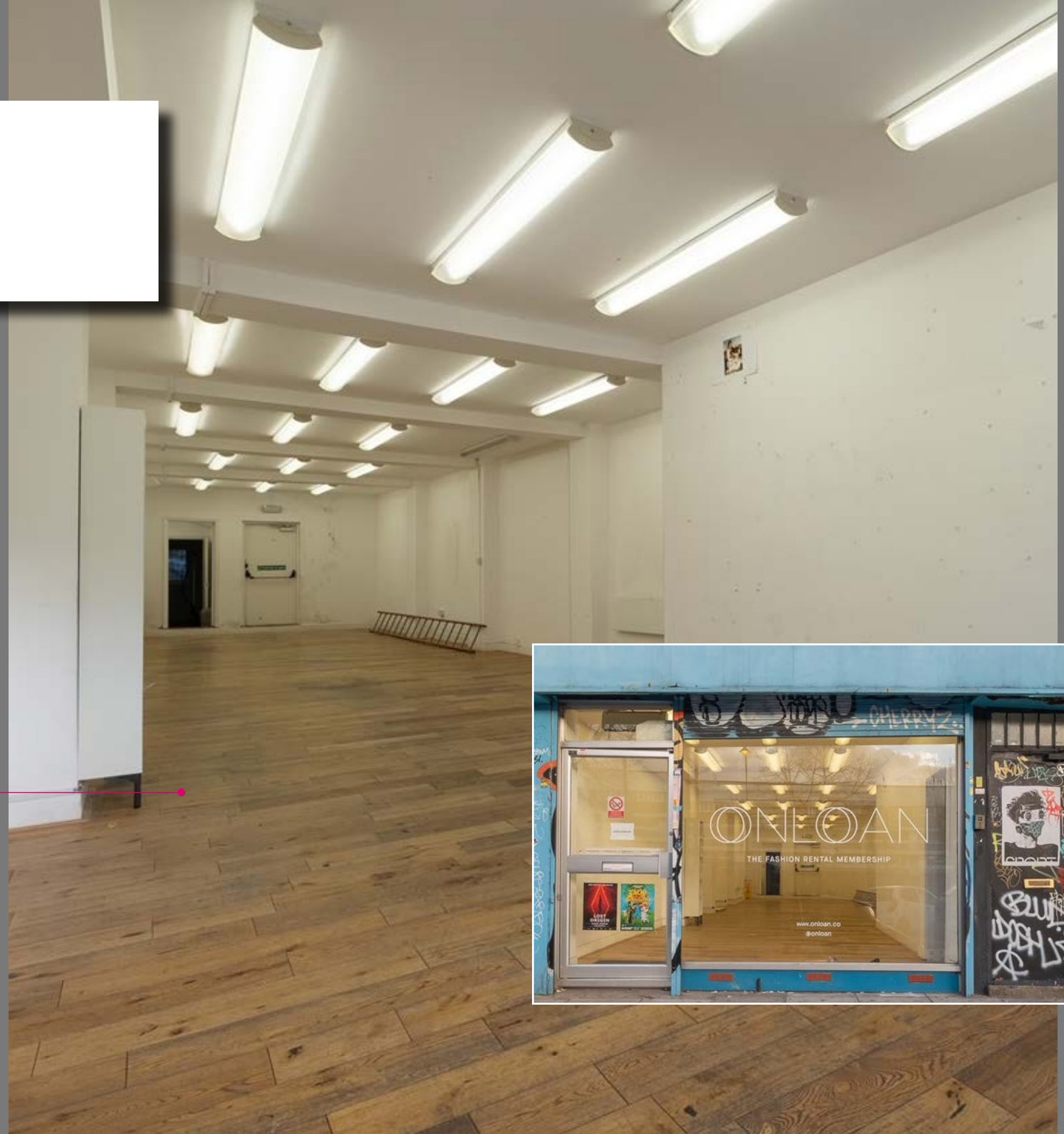


To Let

**422 Kingsland Road
London E8 4AA**

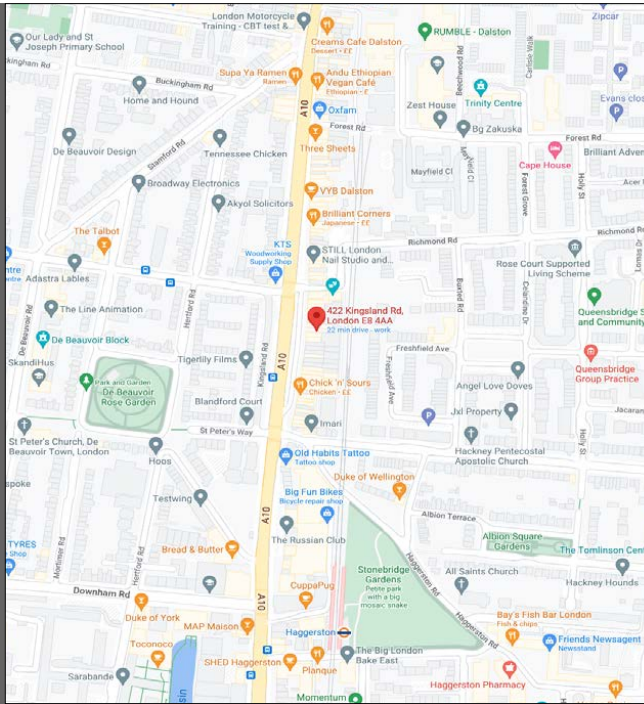
Retail Unit

- Premium Free
- VAT Free
- Monthly Rent Acceptable
- Off Street Parking



LOCATION

The property is situated on the east side of the busy Kingsland Road between the junctions with Richmond Road and Middleton Road. This part of London has seen good growth in terms of property value and socio-economic mix over the recent past, with Hackney being one of London's fastest growing boroughs. In close proximity of the subject property are a number of recent high value and high quality residential developments. The City of London is approximately 1.75 miles directly to the South. Public transport is readily accessible with numerous bus routes serving Kingsland Road with Dalston Junction Station being within reasonable walking distance.



DESCRIPTION

The premises form part of a larger building and comprise a ground floor single shop unit with a basement. Unusually the property benefits from parking in front on Pay and Display arrangements.

BUSINESS RATES

The premises will be subject to a new listing by the Valuation Office Agency. Interested parties should make their own enquiries with the Local Authority.

TERMS

A New Effective Full Repairing and Insuring lease is available the terms of which are negotiable.

RENT

£35,000 per annum



FLOOR AREA

Ground Floor Sales	75m ²	775 sq ft
Store	4.4m ²	47 sq ft
Basement	20.25m ²	218 sq ft
Total:	99.65 m ²	1072.33 sq ft

The property also benefits from a small rear yard.

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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
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