

TO LET

40-42
Amhurst
Road
London
E8 1JN

£45,000 PER ANNUM



KEY INFORMATION

RENT: £45,000 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to be responsible for their own

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

RATES: Rateable value - £43,250 (as taken from Gov.uk)

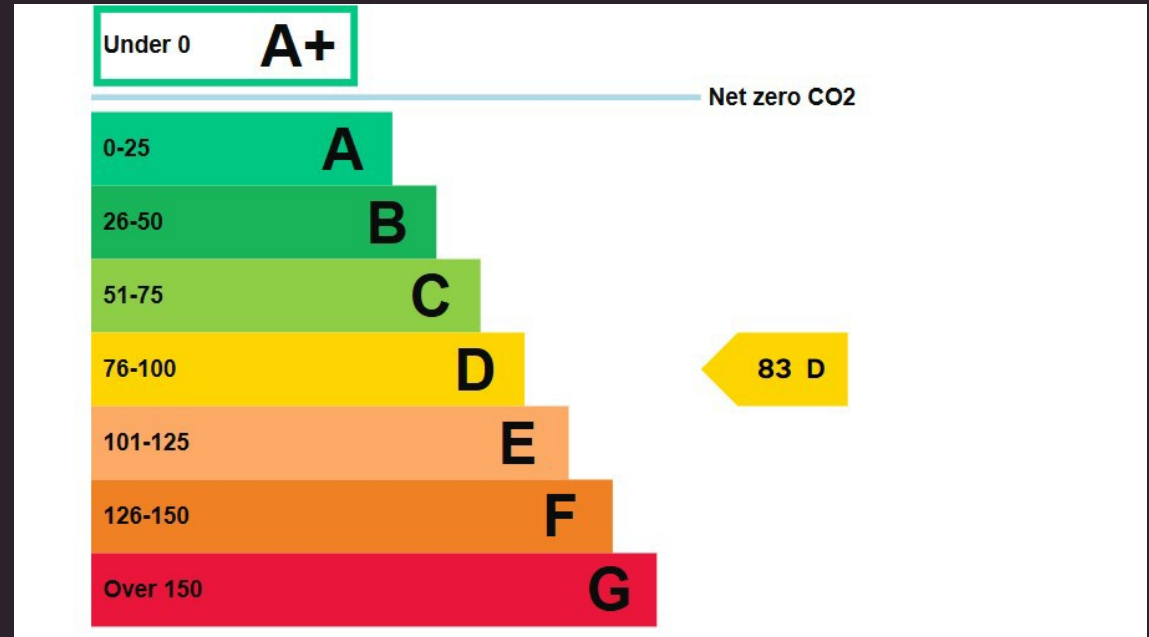
This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VIEWING: Via the owners sole agents PSS Commercial.

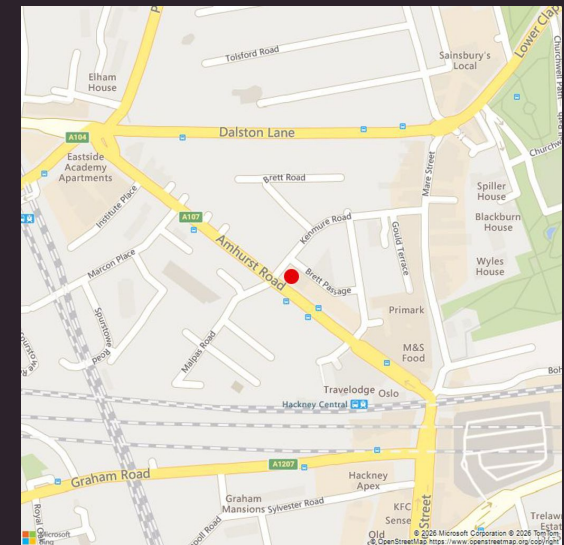
DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING

Energy Rating D



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FEATURES

- Double Fronted
- Well presented
- Great Location
- New FRI Lease
- E Class

A rare opportunity to acquire a double-fronted, well presented unit, currently trading as a pet shop 1485 sq.ft. approx with a net internal frontage of 29'4 approx. with 426 sq.ft. approx. ancillary at rear.

Set on Amhurst Road a mixed-use parade situated in the heart of Hackney, moments from Hackney Central Station. Hackney Downs Park and the eclectic shops of Bohemia Place are within walking distance.

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.





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