

2-10 Hertford Road, Haggerston, London, N1 5ET



TO LET

Leisure / Restaurant / Cafe

2,282 sq ft / 212 sq m

£80,000 per annum

Superb Canalside Restaurant/Café in the Heart of Haggerston's De Beauvoir Town



- Prominent wide frontage onto the canal towpath
- Outdoor seating
- Bi-fold doors opening to dedicated outdoor space overlooking the canal
- Fitted bar and kitchen with extraction
- Air conditioning
- High ceilings
- Excellent natural light and views via floor to ceiling glazed windows & doors

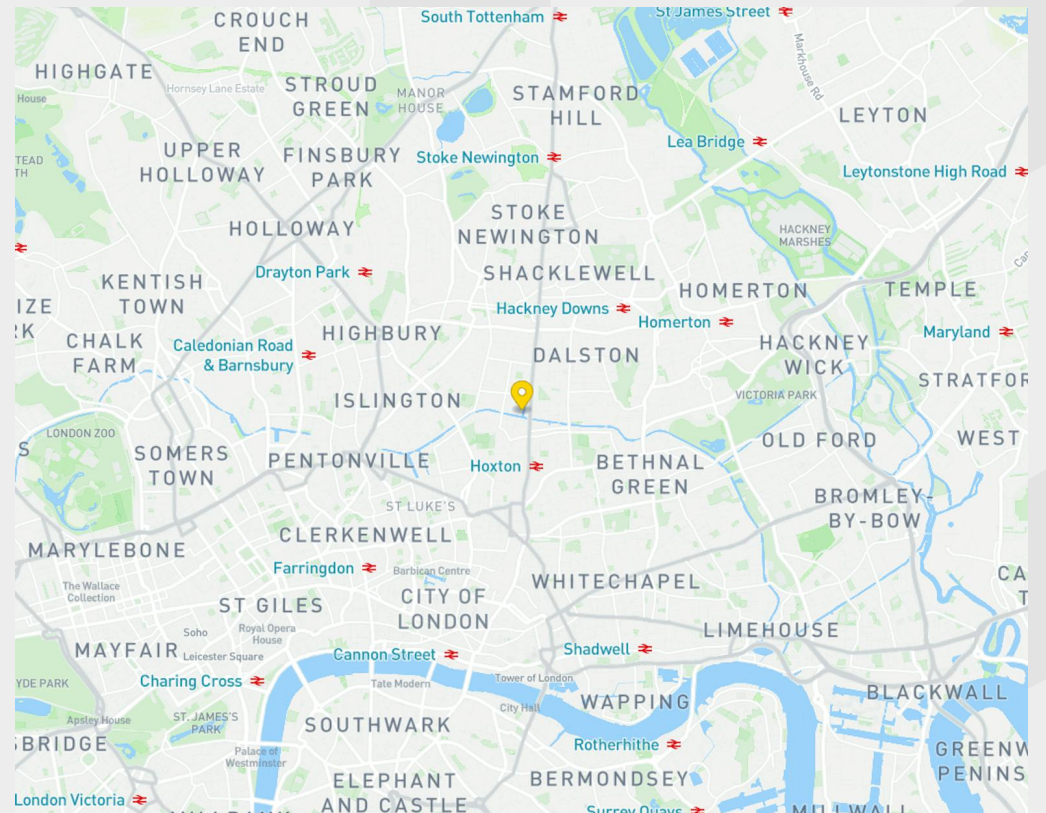


Description

The unit comprises a kitchen and bar area, along with an upstairs seating/events space and a canal-facing outdoor terrace. The property benefits from high footfall along the canal front, making it an ideal location for food and beverage operators.

Location

The property is located in the vibrant and fashionable enclave of De Beauvoir Town in Hackney's Haggerston, on the south side of Hertford Road where the junction meets De Beauvoir Crescent. The property is situated along and has active frontage of the Kingsland Towpath along the Regents Canal, and has canal fronting access into the building, benefiting from strong footfall. The area is well served by public transport with Haggerston and Hoxton stations being an equidistant 5 minute walk to the north and south respectively, providing access to the Windrush Line of the Overground network. Further afield, Old Street is a 20 minute walk and provides access to the Northern Line and National Rail services.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	1,622	150.69	-	-	-	Available
Mezzanine	660	61.32	-	-	-	Available
Unit - Total	2,282	212	£80,000 /annum	£29,137.50 /annum	On Application	Available

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Not Fitted

Contacts

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Jon Morell
07957 454 987
jon.morell@strettons.co.uk



Further Information

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