

**203
HAGGERSTON
ROAD E8**

1,140 SQ FT
GROUND FLOOR SELF- CONTAINED RETAIL UNIT FOR
RENT/SALE
HAGGERSTON, E8





DESCRIPTION

A rare ground floor self contained retail premises in the quiet neighborhood of the Haggerston road area. This ground floor unit situated within newly built residential development comprises excellent ceiling heights, multiple entrances with prominent floor to ceiling glazing and has been newly refurbished by its current nursery occupier. This corner unit would be of significant interest to a range of established retail occupiers and would bode specifically well as a local café/ bakery to serve the vast amount of nearby residential occupiers.

AMENITIES



KITCHENETTE



E CLASS USE



7 DAY TRADE



WC FACILITIES



EXCELLENT
TRANSPORT LINKS



EXCELLENT
NATURAL LIGHT



GOOD FRONTAGE



OPEN PLAN



GREAT CEILING
HEIGHTS

GROUND FLOOR RETAIL UNIT WITH PROMINENT FRONTAGE



TRANSPORT

Haggerston– 2 Mins Walk



Dalston Junction– 9 Mins Walk



Dalston Kingsland – 11 Mins Walk



AREA

Situated on Haggerston Road in the heart of East London, this ground floor unit occupies the corner of a newly developed residential unit in the heart of Haggerston

The area benefits from a range of local amenities and excellent transport links, with Haggerston Station just a short walk away and easy access to Dalston Shoreditch and the City of London.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	1,140	Under Offer	£32,500	£12,000	£250.00	£3,729

FLOOR	SIZE (SQ FT)	STATUS	PRICE	RATES (PA)	SERVICE CHARGE (PA)
Ground	1,140	Under Offer	£325,000	£12,000	£250.00

TERM

Available away by new lease to be contracted outside of the Landlord & Tenant act 1954
The long leasehold is also available to purchase on a 999-year LLH expiring 3020

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is NOT applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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