

# UNIT 1-2 12 KINGSLAND HIGH STREET DALSTON

E8 2JP

**bf.**

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*Prime Retail Property with high footfall in Dalston*

# KINGSLAND HIGH STREET DALSTON

E8 2JP

Prime Retail Opportunity

TO LET

## KEY DETAILS

- Prime location
- New sublease available
- Double fronted
- Class E

## DESCRIPTION

The property comprises a double fronted ground floor lock up shop.

## ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Net Frontage	10.80 m	35 ft 5 ins
Internal Width	11.46 m	37 ft 7 ins
Shop Depth	6.04 m	19 ft 9 ins
Floor to Ceiling	4.80 m	15 ft 9 ins

Floor	Size Sq.m	Size Sq.ft
Ground Floor Area	79.15	852



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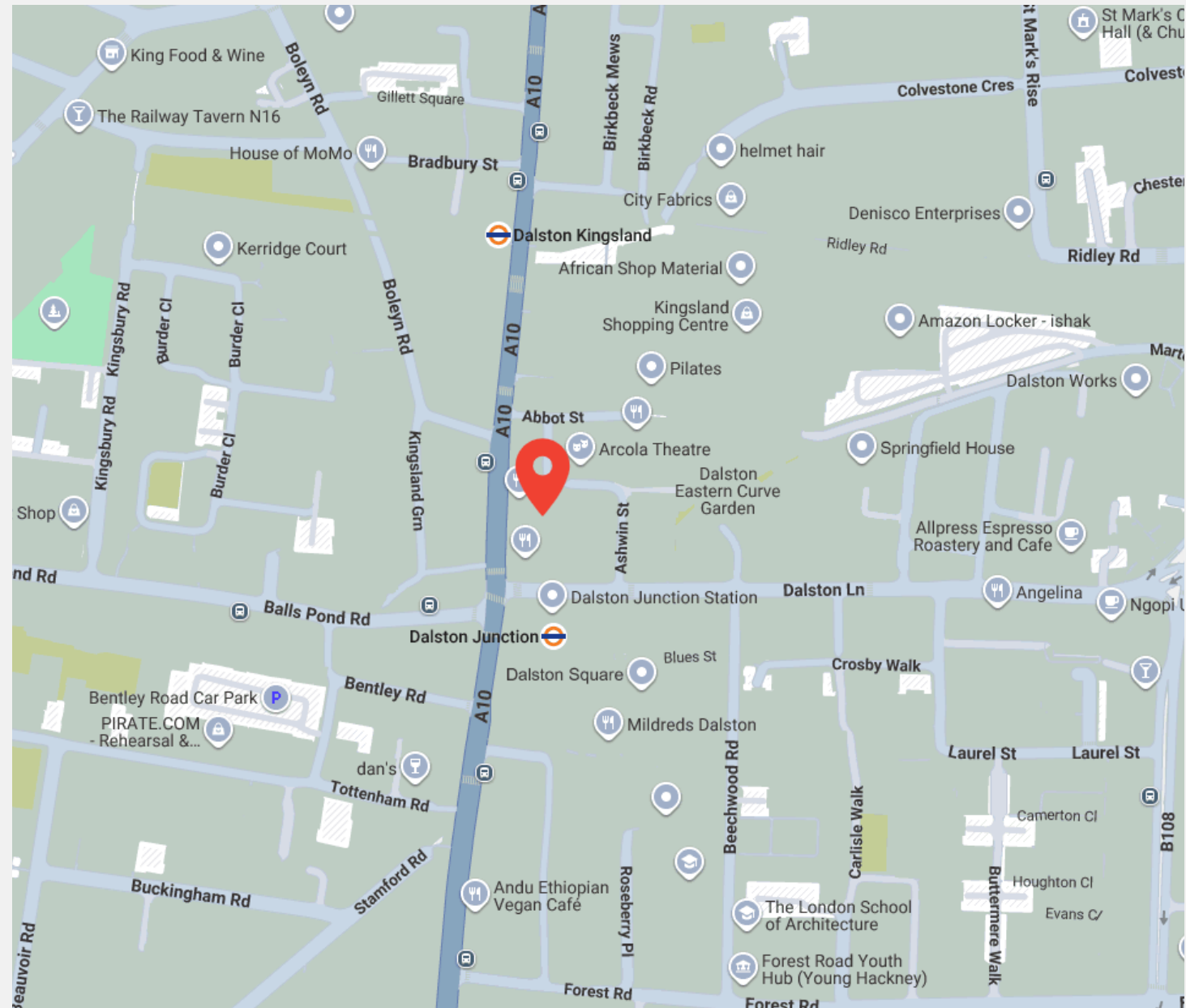
TO LET

## LOCATION

Dalston has been a cultural destination for many years, but over the past 5 years it has transformed into one of London's most popular hotspots for music and nightlife with a strong restaurant offering drawing in a growing population of young and affluent residents.

The property is located in a prime position adjacent to Wingstop and between Dalston Junction and Dalston Kingsland train stations. Nearby operators include Pret a Manger, Chaiwalla, Tortilla and Popeyes.

The unit forms part of the developed Dalston Western Curve which comprises of 106 residential units and over 15,000 sq ft of commercial space.



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## TERMS

A new full repairing sublease to expire on 19 May 2032.

## RENT

Commencing rent of £65,000 per annum exclusive.

## EPC

Further details available upon request. B 37.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £46,000.

For rates payable please refer to the Local Charging Authority, London Borough of Hackney - 020 8356 3000.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

# CONTACT

GET IN TOUCH

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