



290A Kingsland Road

Haggerston, London, E8 4DG

Compact Retail Unit in close proximity to Haggerston Station

206 sq ft
(19.14 sq m)

- WC
- Self Contained Access
- Security Shutter
- Suitable for Variety of E class users
- Close Proximity to Haggerston Station (1 min walk)

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Summary

Available Size	206 sq ft
Rent	£19,500 per annum
Rateable Value	£10,000
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

A compact retail unit on Kingsland Road, moments from Haggerston Overground station, benefiting from self-contained access, a security shutter and use of a communal WC. Suitable for a variety of E-Class uses including retail, coffee, takeaway and service-led operators, the unit sits on one of the City Fringe's busiest retail and leisure pitches, with strong day and evening footfall from a dense residential population and the surrounding independent café, restaurant and bar offer. An affordable entry point onto a high-visibility stretch of Kingsland Road, well suited to a first site or an additional location for an established operator.

Location

The property occupies a prominent position on Kingsland Road in Haggerston, one of the City Fringe's busiest retail and leisure pitches, with strong footfall throughout the day and into the evening. The stretch is known for its independent operators, particularly its long-established Vietnamese restaurant offer, alongside cafés, bars and galleries. Haggerston Overground station is immediately adjacent, with numerous bus routes along Kingsland Road and the City within ten minutes. The area continues to attract young professional and creative occupiers, supported by ongoing residential development and sustained demand from independent F&B and retail operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	206	19.14	Available
Total	206	19.14	

Viewings

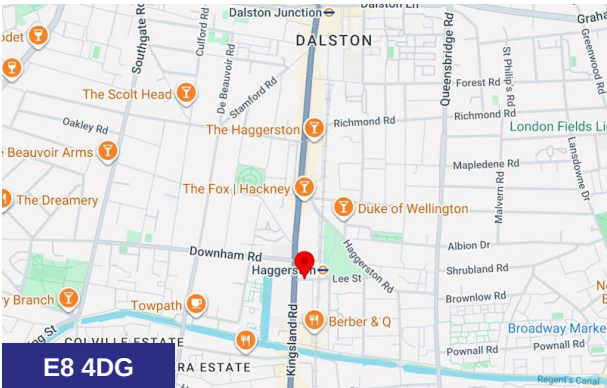
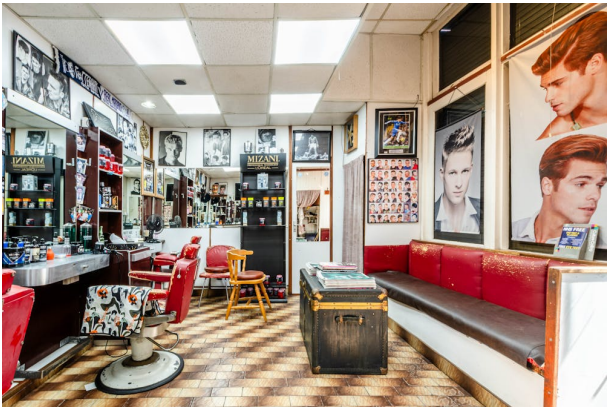
Strictly by appointment only

Terms

A new FRI Lease to be contracted outside the Act

Building Insurance

Approximate Cost: £230 per annum



Viewing & Further Information

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