



527 Kingsland Road

Dalston, London, E8 4AR

Fully Fitted Restaurant with Great Footfall ***REDUCED PREMIUM***

1,188 sq ft
(110.37 sq m)

- Corner Position
- Good Ceiling Heights
- Fully Fitted Kitchen
- Electric Shutters
- WC Facilities
- Air Conditioning System
- Excellent Condition Kitchen Equipment

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Summary

Available Size	1,188 sq ft
Rent	£35,000 per annum
Rates Payable	£10,311 per annum
EPC Rating	E

Description

The available accommodation comprises a ground floor and basement E-Class premises. This unit benefits from a kitchen with an extraction system, corner positioning, good ceiling heights, electric shutters, an AC system, a WC facility, and excellent kitchen equipment that has not been used heavily. In addition, the unit also benefits from its great footfall. This would be ideal for those looking for a restaurant / café property with a busy high street location in Dalston.

Location

The unit is located on the North side of Kingsland Road, close to its junction with Dalston Lane and Balls Pond Road. The property is well-served by local amenities, including bars and restaurants such as Creams, Honest Burgers, Bar 512, and many more. The unit is also within very good reach of public transport with Dalston Kingsland and Dalston Junction (London Overground) just a stone's throw away, as well as numerous bus routes that travel directly into the City.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - GF & Basement	1,188	110.37
Total	1,188	110.37

Viewings

Strictly by appointment only

Terms

An assignment of an existing lease, which expires on 21 October 2034. The existing lease is inside the Landlord and Tenant Act of 1954.

Premium

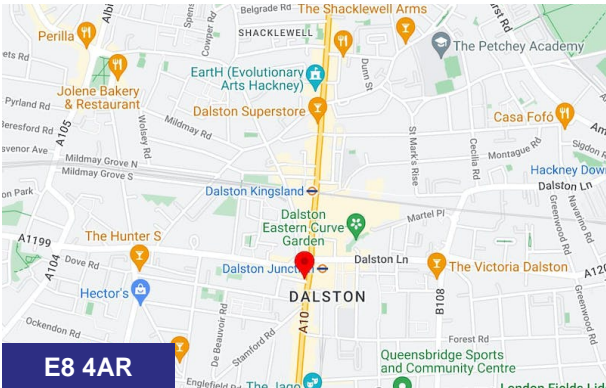
Offers invited in the region of £60,000

VAT

TBC

Legal Costs

Each party to bear their own costs.



Viewing & Further Information

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