

**11A Kingsland Road**

Hoxton, London, E2 8AA

Class E Shop in prominent location close to the junctions of Kingsland Road, Hackney Road, Old Street & Shoreditch High Street

1,100 sq ft
(102.19 sq m)

- Good display frontage to busy Kingsland Road
- Character features - exposed brickwork, fireplace
- Class E use
- Good natural light

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Summary

Available Size	1,100 sq ft
Rent	£45,000 per annum
Price	£600,000 NO VAT
Rates Payable	£19,835.25 per annum Based on 2023 Valuation
Rateable Value	£39,750
Service Charge	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

This self-contained retail premises occupy the ground and basement floors of a period warehouse building and benefits from a very visible position on Kingsland Road. The ground floor benefits from good display frontage (+ see note below) and natural light from the front and rear. The space is split-level and mostly open plan around a central structural core, with exposed brickwork and fireplace. There is an open-plan steel staircase from the rear of the ground floor retail space to the basement retail area, which also benefits from borrowed natural light from above. There is an additional stair to the front part of the basement, with staff tea-point, shower-room/WC and some storage.

Location

The premises are located on the West side of Kingsland Road, close to the major crossroad junction with Old Street, Shoreditch High Street and Hackney Road. Stations within easy walking distance include Hoxton, Old Street, Shoreditch High Street and Liverpool Street and the location is very well served by numerous bus routes.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	575	53.42	Available
Basement - Retail + Ancillary	525	48.77	Available
Total	1,100	102.19	

Terms

Available by way of a new effective Full Repairing and Insuring Lease, the terms of which are negotiable.

OR

Available by way of sale of the existing Long Leasehold Interest of 999 years from June 2010.

Initial Rent / Price

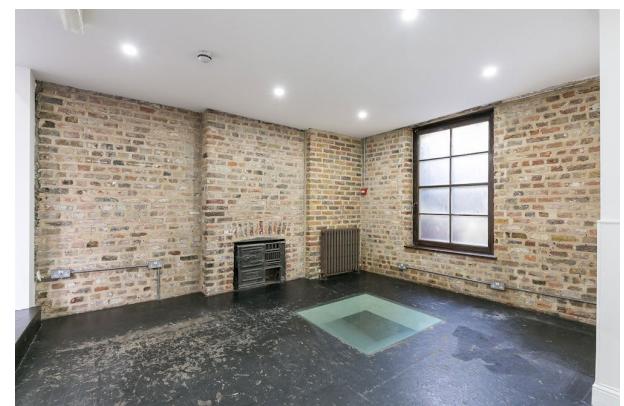
£45,000 per annum exclusive

or

£600,000 for the long leasehold interest

Business Rates

The Valuation Office Agency Website lists the 2023 Rateable Value at £39,750 with Rates Payable 1st April 2025 to 31st March 2026 estimated at £19,835 excluding any



Viewing & Further Information



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Transitional Relief or Retail, Hospitality and Leisure Relief. Interested parties should make their own enquiries to the London Borough of Hackney.

Service Charge

Not currently collected on account, historically on an ad hoc basis as and when required.

Buildings Insurance

Estimated at £819.50 for the current year.

Additional notes

1. There is an additional area currently solely for the benefit of the premises which gives an additional 9ft of frontage and an area of 22 sq. ft. (approx.). The area is held under part of a lease from Transport for London and while the incoming purchaser / occupier will benefit from its use, it does not form part of the demised area.
2. The neighbouring small office space set over first and second floors may also be available from the freeholder if additional space is required, details on request.