

9-13 RIDLEY ROAD

DALSTON, E8 2NP

FOREST

REAL ESTATE

FOR SALE

5,101 SQ FT

Freehold Investment/Development Building

Key Features

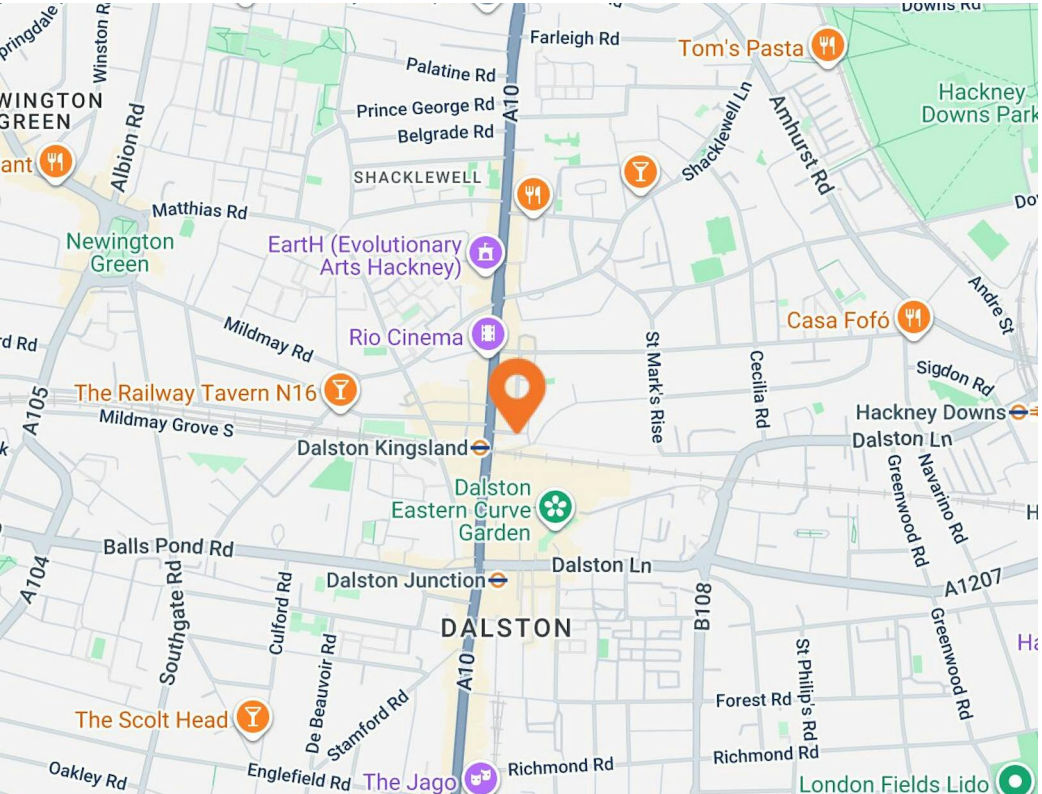
- Freehold
- Existing tenant has occupied for over 40 years
- Same Ownership for 40 + Years
- May Suit Alternate Uses (stpp)
- Mid Terrace
- Set Over Basement, Ground and First Floors
- Rear Loading Access
- Under One Minutes Walk To Dalton Kingsland Station





9-13 Ridley Road
Dalston, E8 2NP





Description

Situated in the heart of Dalston's thriving Ridley Road, this property benefits from an unrivalled location directly alongside the well-established Ridley Road Market, one of East London's most iconic trading destinations. The area is renowned for its vibrant atmosphere, strong footfall, and excellent transport connections, making it an attractive prospect for investors and occupiers alike.

The building has been occupied by the same long-standing tenant for over 40 years, providing a track record of stability and reliability. This established use highlights the enduring appeal of the location and the strength of demand in the area.

Offering excellent potential, the property may also lend itself to alternative uses, including residential conversion, subject to the necessary planning consents. Its position within a lively and well-connected neighbourhood adds further value, with Dalston Junction and Dalston Kingsland stations only moments away.

Location

Ridley Road in Dalston (E8) is one of Hackney's most vibrant commercial areas, known for its diverse street market, independent shops, and strong community atmosphere. The area is exceptionally well connected. Dalston Kingsland and Dalston Junction Overground stations are only a short walk away, offering quick links to Highbury & Islington, Stratford, Shoreditch and other key destinations. For Underground connections, the Victoria Line can be reached easily via Highbury & Islington or Finsbury Park, placing central London less than twenty minutes away.

For those travelling by car, Ridley Road benefits from its proximity to the A10 (Kingsland Road) and A503, ensuring straightforward road access to the City, North London and wider transport links.

Tenancy

The entire building is let to CP Euro Limited on a Full Repairing and Insuring Lease expiring on 24th December 2025, at a passing rent of £40,000 per annum. The lease is contracted outside of the security of tenure provisions of the Landlord & Tenant Act. There is a deposit of £20,000.




ARTY
ARTY


THE WILTON METHOD SCHOOL FOR CAKE DECORATING
FIRST FLOOR
1ST FLOOR
WEDDING CAKE DECORATION 1ST FLOOR
CHRISTMAS CAKE DECORATION 1ST FLOOR
BUTCHERS
PARTY
OPEN

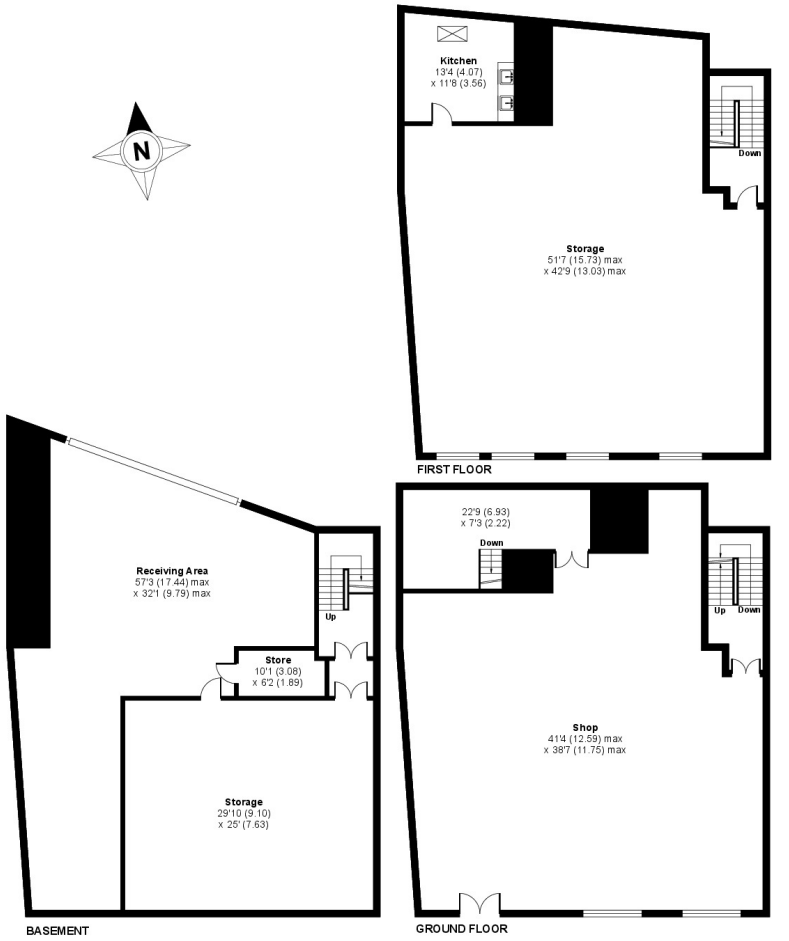

PARTY

Plans

Floor Layout

Ridley Road, London, E8

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Forest Real Estate Limited. REF: 1334072

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	1,675	155.61
Ground	1,469	136.47
1st	1,957	181.81
Total	**5,101**	**473.89**

Price	Offers in excess of £850,000
Rates	On application
Service Charge	N/A
VAT	Not applicable
EPC	B (50)

Contact

Zach Forest
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

9-13 Ridley Road
Dalston, E8 2NP

FOREST
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/01/2026