fyfe mcdade

To Let



80 Murray Grove

London, N1 7QJ

Ground floor shop To Let, moments from Old Street and Hoxton.

563 sq ft

(52.30 sq m)

- Available now
- Busy N1 location on neighborhood parade
- Old Street, Hoxton and Essex Road Stations within walking distance
- Established retail and food-use history
- Ground floor street-level frontage
- New lease

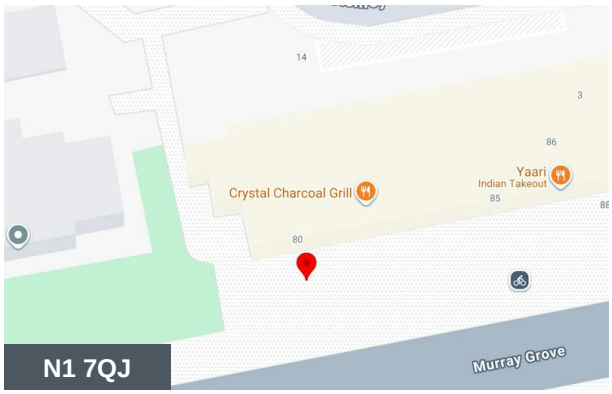
East Central – 020 7613 4044
West Central – 020 7837 2022

www.fyfemcdade.com

80 Murray Grove, London, N1 7QJ

Summary

Available Size	563 sq ft
Rent	£15,500 per annum
Rateable Value	£11,750 Apply through Hackney council for business rates discount up to 100%
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. The council will charge the prospective tenant £2,100 to draft the lease.
EPC Rating	E







Description

A 563 sq. ft ground floor retail unit in a great spot on Murray Grove is now available, situated beneath residential flats. Previously trading as a butcher's shop, the premises makes it ready for adaptation to a variety of retail, food, or neighborhood uses, benefiting from steady passing trade.

Location

Murray Grove is a well-connected, predominantly residential street in N1, located moments from the popular Hoxton Street and approximately 1.3 miles from the City of London. The surrounding neighborhood offers a lively mix of local convenience stores, cafés, independent shops, and dense residential blocks. The property sits roughly 0.5 miles north of Old Street Underground Station and is well served by local bus routes and nearby Hoxton and Essex Road stations. Just a short walk from Silicon Roundabout and Regent's Canal, the area benefits from strong, consistent footfall from local residents and nearby workers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	563	52.30	Available
Total	**563**	**52.30**	

Viewing & Further Information

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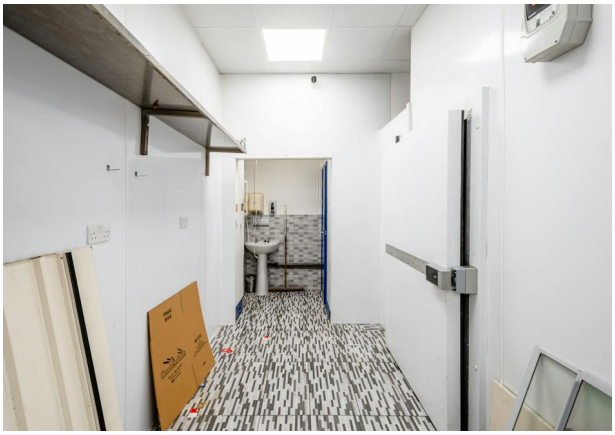




Energy performance certificate (EPC)

William Hill Bookmakers 80 Murray Grove LONDON N1 7QJ	Energy rating **C**	Valid until:	**13 May 2028**
		Certificate number:	**0550-0138-8029-8197-3006**

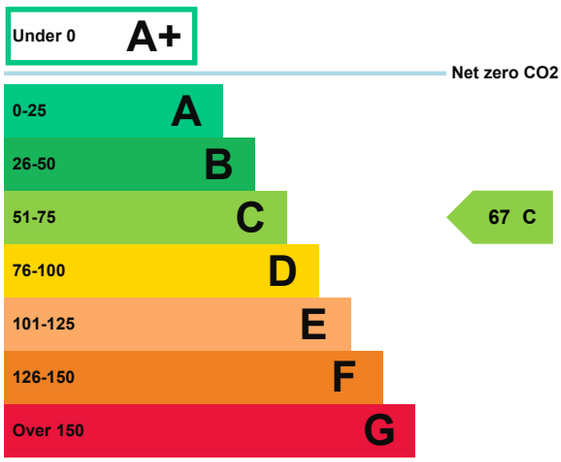
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	**25 A**
If typical of the existing stock	**73 C**

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	99.15
Primary energy use (kWh/m2 per year)	586

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0970-5903-0428-8510-1080).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Ori Reiss

Contacting the accreditation scheme

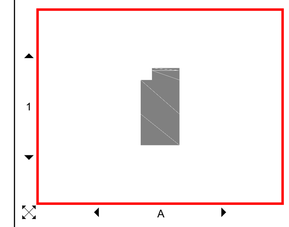
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

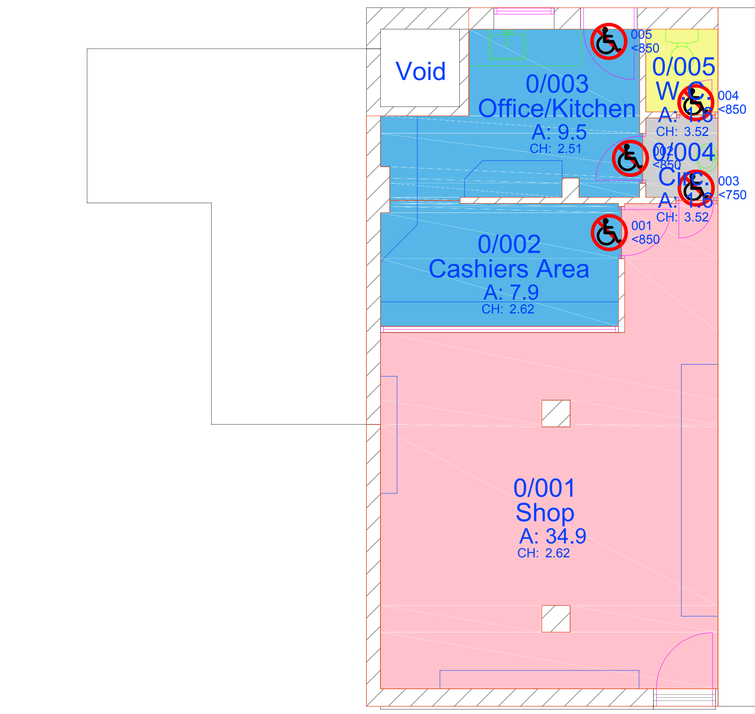
Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003801
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 March 2018
Date of certificate	14 May 2018

DO NOT SCALE FROM DRAWING. ALL DIMENSIONS MUST BE TAKEN ON SITE.





Main Entrance

Main Building
Ground Floor
GEA: 62.5 GIA: 58.4
TRA: 55.5 NIA: 52.3

Accommodation
Changing/Cloaks
Child Care
Circulation
Dining
Kitchen
Medical
Office
Plant
Recreation
Resource
Retail
Sport/Fitness
Store
Toilet
Training/Teaching
Unclassified
Utility
Vehicle Storage
Workshop
Worship

<850 & / OR STEP

Shop
80 Murray Grove
100023136743
100023136743
Site Area:

Gross External Area:	65.4
Gross Internal Area:	60.7
Total Room Area:	55.5
Net Internal Area:	52.3

Rev	Description	Drn	Chk	Date
00	Initial Supply	CC	ARB	30/12/2008

Hackney

CAD-CAPTURE

CAD-CAPTURE AssetCapture™ www.assetcapture.net Tel: 01254 504450

Property: Shop
80 Murray Grove

Title: Ground Floor Plan

Area Information		Job:	S4062
Total Site Area:		Scale:	NOT TO SCALE
Gross External Area:	65.4	Date:	30/12/2008
Gross Internal Area:	60.7	Survey:	11/11/2008
Total Room Area:	55.5	Drawn:	CAD-CAPTURE
Net Internal Area:	52.3	Checked:	ARB
Filename:	100023136743.dwg		

Drawing No: 100023136743