



## Ground Floor & Basement

408 Hackney Road, London, E2 7AP

**Retail / leisure premises  
situated on a bustling main  
road in Hackney**

**1,142 sq ft**  
(106.10 sq m)

- New lease available
- Prominent corner plot
- High street location
- Recently renovated
- High footfall area
- Well-connected via public transport

# Ground Floor & Basement, 408 Hackney Road, London, E2 7AP

## Summary

Available Size	1,142 sq ft
Rent	£28,000 per annum
Rates Payable	£5,738.50 per annum Small business rates relief applicable. Applicants encouraged to make their own enquiries with the local council.
Rateable Value	£11,500
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

## Description

An excellent opportunity to lease a historic venue in Hackney.

Situated on a bustling main road in East London, this space offers high footfall, excellent visibility, and strong local demand, making it ideal for a variety of uses (subject to planning permissions).

The unit is available in the condition shown, recently refreshed by the landlord.

Featuring large display windows that provide strong visibility to passing traffic and pedestrians, the unit also benefits from original features that add character and charm. Its flexible, open-plan layout lends itself well to retail, studio, gallery, café, or showroom use.

## Location

408 Hackney Road is conveniently located close to Cambridge Heath Station (Overground) and within walking distance of Bethnal Green Underground, ensuring easy access for both customers and staff.

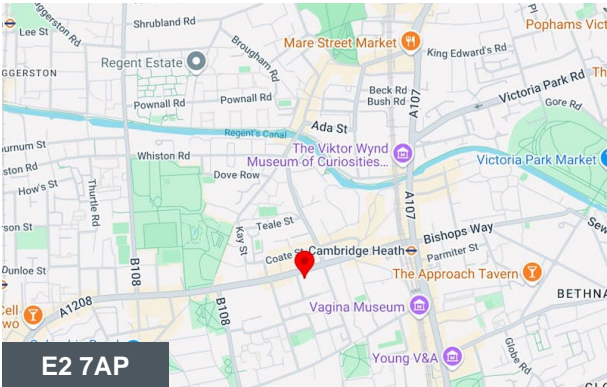
The area is home to a thriving creative and independent business community, with neighbouring boutiques, bars, design studios, and eateries contributing to its unique local atmosphere.

Positioned on one of East London’s key connecting roads between Shoreditch and Hackney Central, this is a rare opportunity to establish your business in one of the city’s most authentic and energetic commercial districts.

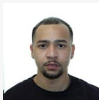
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	258	23.97	Available
Basement	884	82.13	Available
Total	1,142	106.10	



## Viewing & Further Information

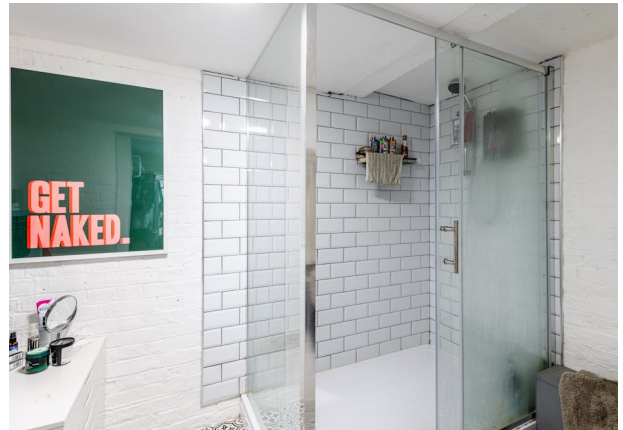


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# Energy performance certificate (EPC)

408, Hackney Road  
LONDON  
E2 7AP

Energy rating

C

Valid until: 20 July 2027

Certificate number: 0690-0133-1439-4203-7006

Property type

A3/A4/A5 Restaurant and Cafes/Drinking  
Establishments and Hot Food takeaways

Total floor area

96 square metres

## Rules on letting this property

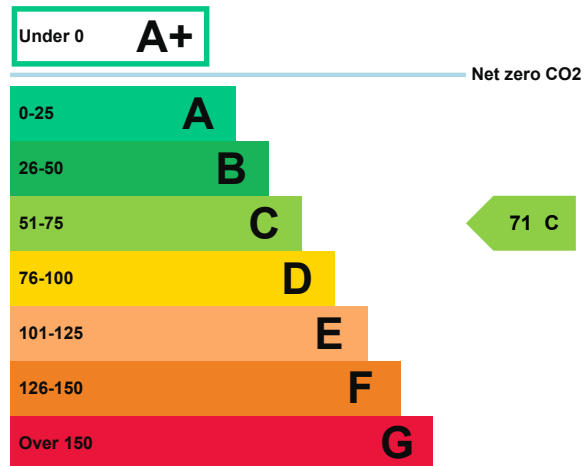
Properties can be let if they have an energy rating from A+ to E.

## 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	30 B
If typical of the existing stock	87 D

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	159.42
Primary energy use (kWh/m2 per year)	915

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0030-9947-0433-1620-1040\)](#).

## 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	Muhammad Yaseen
Telephone	(0)7947 259 857
Email	<a href="mailto:paulyaseen1@yahoo.co.uk">paulyaseen1@yahoo.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201032
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Muhammad Yaseen
Employer address	Email: <a href="mailto:paulyaseen1@yahoo.co.uk">paulyaseen1@yahoo.co.uk</a> , Tel: 07947259857
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 July 2017
Date of certificate	21 July 2017

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