fyfe mcdade

To Let



11 Cropley Street

London, N1 7PT

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

371 sq ft

(34.47 sq m)

- Available now
- Old street tube station within walking distance
- Established takeaway and food use history
- Dense residential catchment
- New lease

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

www.fyfemcdade.com

11 Cropley Street, London, N1 7PT

Summary

Available Size	371 sq ft
Rent	£13,500 per annum
Rateable Value	£9,900 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	C (72)

Description

A 371 sq. ft. ground floor retail unit in a great spot on Cropley Street is now available. The property fronts onto a pedestrianised area which is part of Cropley St Parade and comprises a lock up shop beneath Wenlock Barn (Recreation Hall).

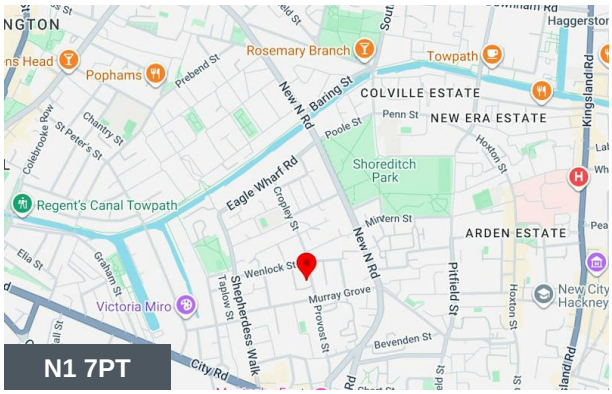
Location

Cropley Street is a well-connected residential and commercial pocket in N1, sitting on the border of Hoxton and Islington. The surrounding neighborhood offers a lively mix of independent shops, cafés, convenience stores, and large residential developments. The property is roughly 0.6 miles from Old Street Station and within easy walking distance of Hoxton and Essex Road stations, with bus route 394 stopping right on the street. Moments from Regent's Canal and Silicon Roundabout, the area benefits from steady footfall from both local residents and nearby office workers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	371	34.47	Available
Total	**371**	**34.47**	







Viewing & Further Information

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Wenlock Barn
TMO Community Hall
康大廚
CHEF KANG
CURRY EXPRESS
OPEN
TILL LATE
Dr. Dry
CAFERING & EVENTS MANAGEMENT
CALL FOR CATERING & EVENTS 07932617740, 07463449111

Energy performance certificate (EPC)

11 Cropley Street Hackney LONDON N1 7PT	Energy rating **C**	Valid until:	**15 November 2036**
		Certificate number:	**6183-0679-3436-7882-1678**

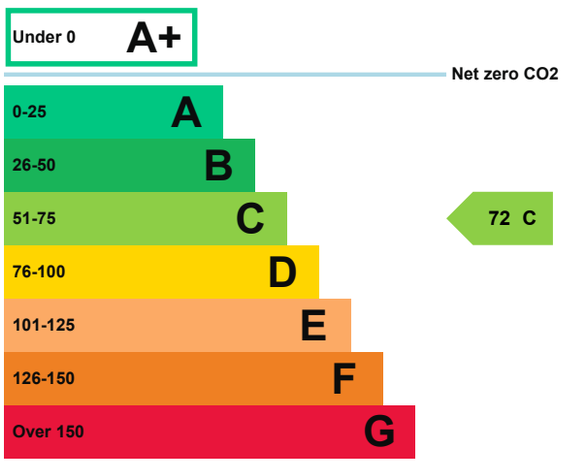
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	39 square metres

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	29 B
If typical of the existing stock	118 E

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)	79.81
Primary energy use (kWh/m2 per year)	762

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4527-6381-8032-3801-3298).

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
Telephone	07834488833
Email	ori@epcassure.com

Contacting the accreditation scheme

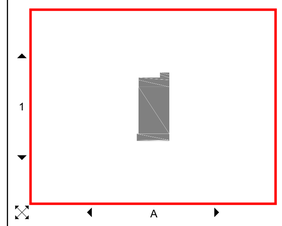
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

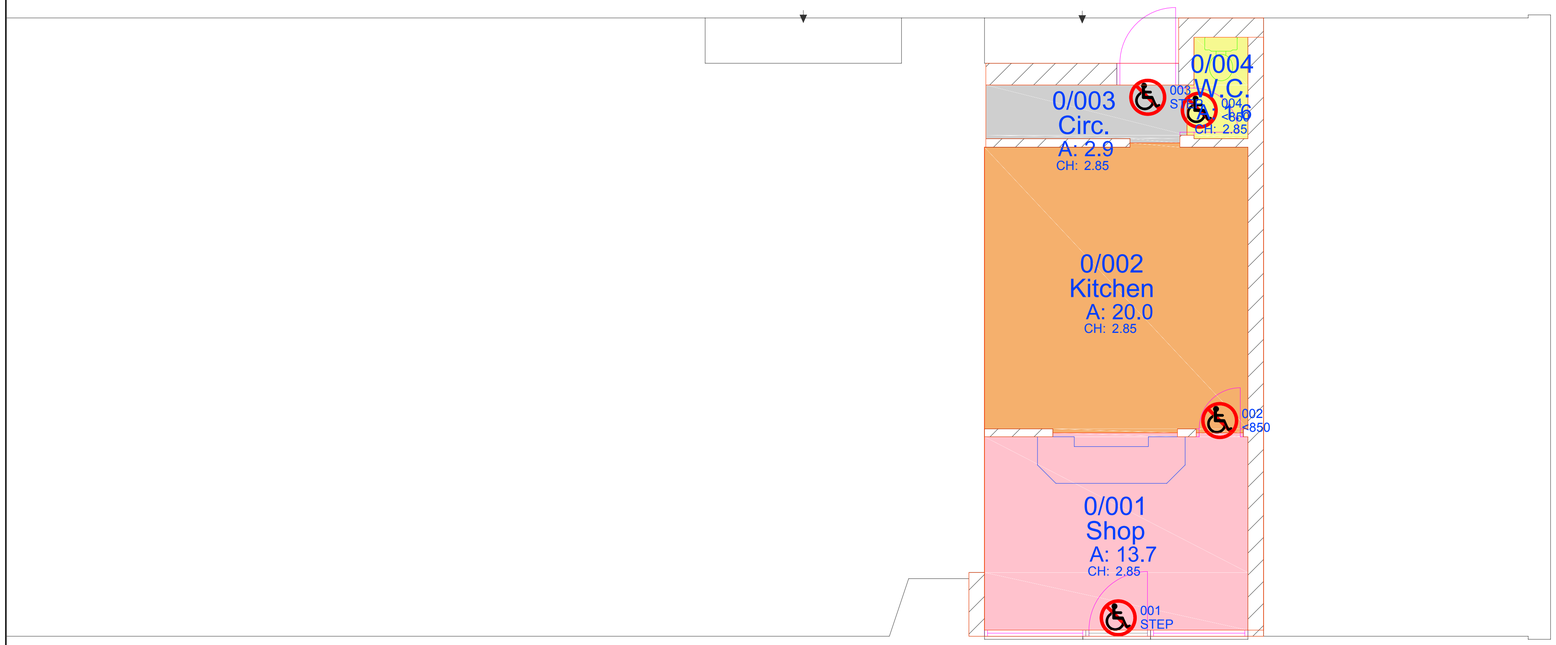
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028124
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 November 2026
Date of certificate	16 November 2026

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





No Access to this Floor

Main Building
Ground Floor
GEA: 43.8
TRA: 38.2

GIA: 41.4
NIA: 33.7

Main Entrance

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
11 Cropley Street
100023136734
100023136734

Site Area:	
Gross External Area:	43.8
Gross Internal Area:	41.4
Total Room Area:	38.2
Net Internal Area:	33.7

Rev	Description	Drn	Chk	Date
00	Initial Supply	CC	ARB	20/01/2009

Hackney

CAD-CAPTURE

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

Property: Shop
11 Cropley Street

Title: Ground Floor Plan
Sheet A1

Area Information		Job:	S4062
Total Site Area:		Scale:	1:50@A1 1:100@A3
Gross External Area:	43.8	Date:	20/01/2009
Gross Internal Area:	41.4	Survey:	13/11/2008
Total Room Area:	38.2	Drawn:	CAD-CAPTURE
Net Internal Area:	33.7	Checked:	ARB
Filename:	100023136734.dwg		

Drawing No: 100023136734