



**GROUND & REAR GROUND RETAIL PREMISE**

**177 Lower Clapton Road**

**London, E5 8EQ**

## **Ground & Rear Ground Retail Premises**

**With Demised Garden**

**To Let**

**715 sq ft**  
(66.43 sq m)

- Ideal For Newsagents
- Suspended Ceilings
- Excellent Natural Light
- Good Decorative Condition
- Small Kitchenette
- Demised Rear Garden Area

## Summary

<b>Available Size</b>	715 sq ft
<b>Rent</b>	£26,500 per annum
<b>Rates Payable</b>	£10,920 per annum
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Location

The property is situated on the South West side of Lower Clapton Road close to the junction of Mildenhall Road & Downs Road . Many other local retailers and restaurants are within immediate vicinity. The premises are well served with Public Transport, with Clapton (Overground) Station being within a few minutes walk. Numerous Bus routes also serve the area.

## Description

The property comprises a ground and rear ground floor retail unit arranged as a main sales area to the front with extensive shelving, display counters, and refrigeration units, leading through to a secondary retail/stationery area. To the rear, the premises benefit from additional storage rooms, stock areas, and staff facilities, providing practical back-of-house space suitable for a variety of retail uses. The unit is fitted with fluorescent strip lighting throughout and offers a functional layout with clear separation between customer-facing and operational areas.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	360	33.45	Available
Lower Ground - Lower Ground	355	32.98	Available
<b>Total</b>	<b>715</b>	<b>66.43</b>	

## Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

## Rent

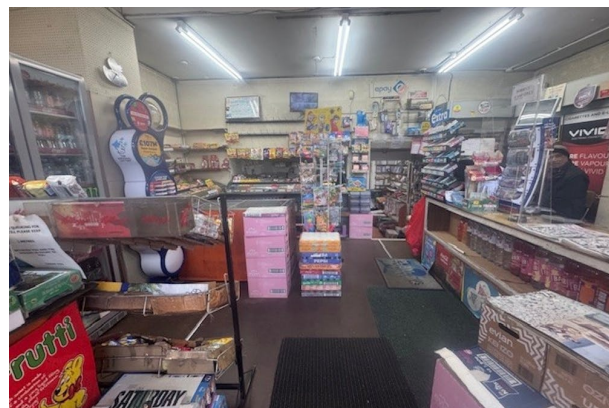
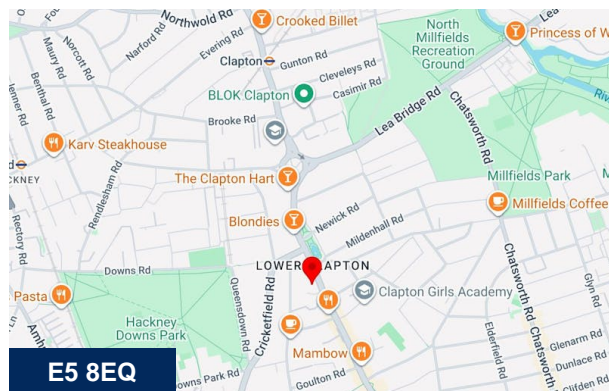
£26,500 pax

## Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewing

Strictly by appointment through owner's SOLE agents as above.



## Viewing & Further Information



**Paul Stone**

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