



**206 Well Street, Hackney, London, E9 6QT**

Class E Retail / Leisure, Retail To Let | £19,000 per annum | 852 sq ft

**A newly refurbished  
ground floor shop in  
a popular local  
shopping district,  
close to London  
Fields and Victoria  
Park.**



- Newly refurbished
- LED strip lighting
- Newly installed electric roller shutter
- Popular local shopping district with mix of retail, food and beverage
- Proximity to London Fields and Victoria Park
- 8 minute walk to Homerton station, providing overground connections to Stratford and Kings Cross via Highbury & Islington

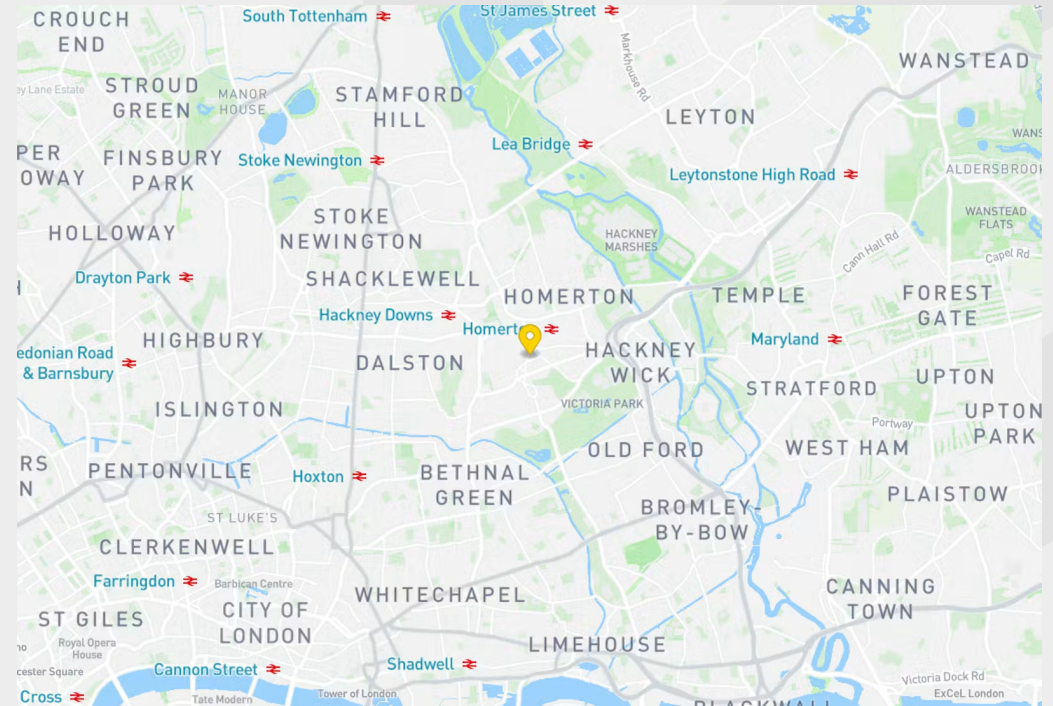


## Description

A newly refurbished ground floor shop, arranged as open plan accommodation throughout, with kitchen and WC to the rear. The space benefits from modern fixtures including LED strip lighting, carpeted floors and a new electric roller shutter. The space is available on a new lease for terms to be agreed and immediately available.

## Location

The property is situated in the middle part of a local retail parade close to the junction of Well Street and Valentine Road adjacent to Tesco. A variety of independent retailers, eateries and bars are represented in the immediate vicinity which is a popular local destination. Other attraction in proximity include Hackney Empire, Town Hall and Hackney Central area with live music venues. London Fields, Broadway Market and London College of Fashion East Campus are also close by.



## Accommodation / Availability

| Unit   | Sq ft | Sq m  | Rent           | Rates payable    | EPC    | Availability |
|--------|-------|-------|----------------|------------------|--------|--------------|
| Ground | 852   | 79.15 | £19,000 /annum | £8,857.25 /annum | B (48) | Available    |
| Total  | 852   | 79.15 |                |                  |        |              |

### Tenure

New Lease

### EPC

B (48)

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

Finlay Milnes  
07791744289  
finlay.milnes@strettons.co.uk

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk



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