



## 318 Mare Street

Hackney Central, London, E8 1HA

### Prime Hackney Central Retail Space For Rent

**1,027 sq ft**  
(95.41 sq m)

- White box retail space
- Suitable for a variety of Class E uses
- Former Boots opticians
- Hackney Central

# 318 Mare Street, Hackney Central, London, E8 1HA

## Summary

<b>Available Size</b>	1,027 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rates Payable</b>	£10,982 per annum Based on 2026 Valuation and applying new Retail, Hospitality and Leisure multiplier.
<b>Rateable Value</b>	£28,750
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (63)

## Description

The unit is a self-contained retail space on the ground floor of this mid-terraced property at the heart of this period high street parade. The space has been refurbished to a 'white-box' retail space, ready for incoming Tenants fit-out, with power, lighting and water supplies. With good retail frontage to Mare Street, the shop also has an electric security shutter. The retail space benefits from good ceiling height throughout, and is currently configured with storage to the side and rear, along with a staff W.C. We feel that the space would be suitable for a wide-variety of potential high street occupiers and is not suitable for those needing full kitchen extraction.

## Location

The premises are located in the heart of Hackney Central on the east side of Mare Street, between the junctions with Morning Lane, Graham Road and Amhurst Road, with excellent footfall. Other nearby occupiers include national multiples like Iceland, JD Sports, Pizza Express, Specsavers, KFC, Ladbrokes, Paddy Power and a large Tesco Supermarket to the rear. There are several estate agents on the same strip - Dexters, Foxtons, Felicity J Lord, Keatons and Stirling Ackroyd and charity shops Crisis and SCT. With several independent / local coffee shops, food establishments and retailers making up the rest of the High Street between the station and the famous Hackney Empire. The premises are moments from Hackney Central Station, and also an easy walk from Hackney Downs and London Fields Stations. The area is also very well-served by numerous bus routes.

## Terms

A new effective Full Repairing and Insuring Lease, to be contracted 'outside the Act', for a term to be agreed.

## Initial Rent

£45,000 per annum exclusive (+VAT).

## Business Rates

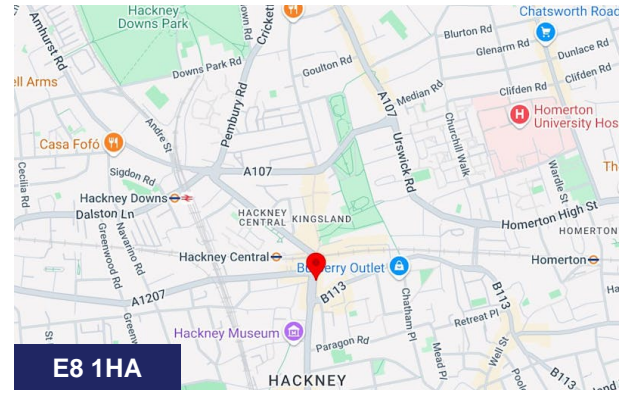
The Valuation Office Agency website lists the 2026 Rateable Value at £28,750. Rates Payable for 1st April 2026 to 31st March 2027 are estimated at £10,982 by applying the new Retail, Hospitality and Leisure multiplier. Interested parties are advised to seek their own confirmation from London Borough of Hackney.

## Service Charge

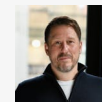
Estimated at £2,313 per annum for the current year (+VAT).

## Buildings Insurance

Estimated at £1,050 per annum for the current year (+VAT).



## Viewing & Further Information



### Sandy Newell

02077499472 | 07966455636

sandy@dominion.london

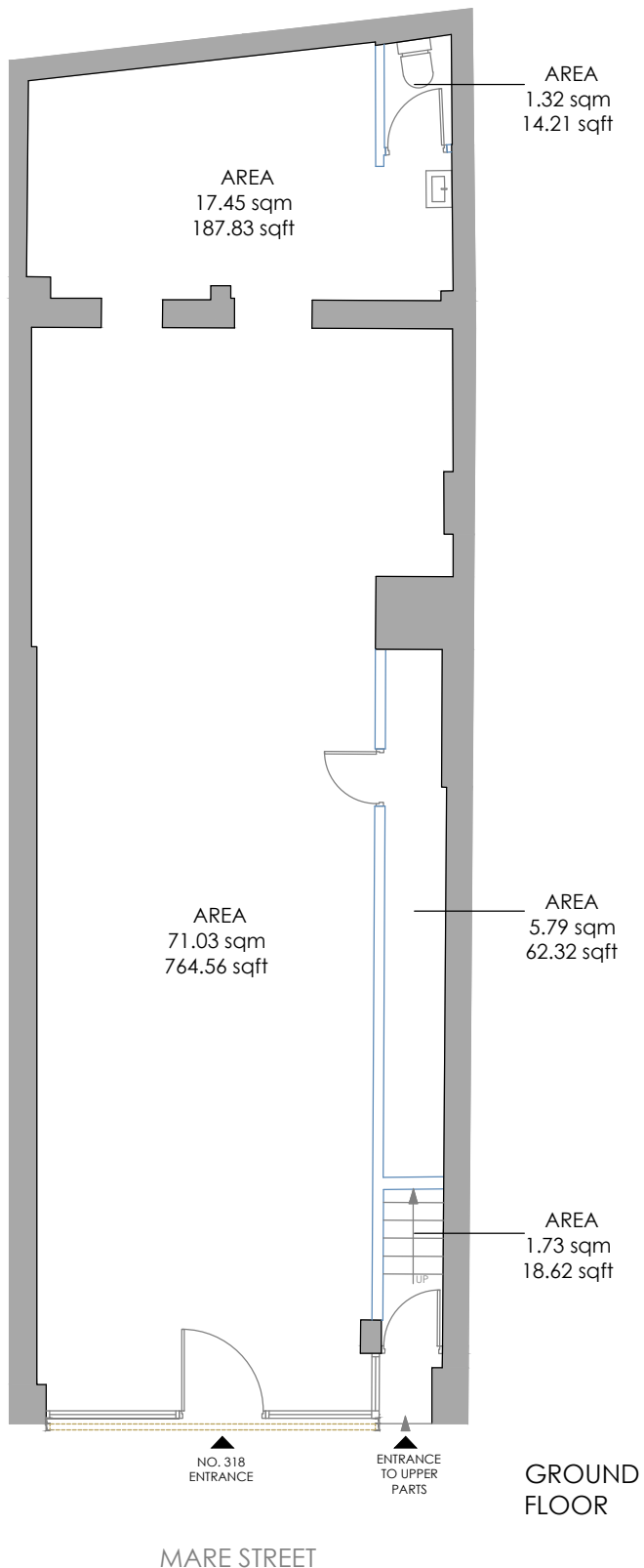


### Michael Newell

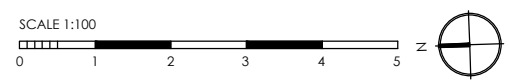
02077499476 | 07798764076

michael@dominion.london

PLEASE NOTE: THIS IS AN A4 PLAN. IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'.



NOTE: AREAS ARE APPROXIMATE



drawing address 318 MARE STREET LONDON E8 1HA	location/details GROUND FLOOR FLOOR PLAN	date 18/03/25	scale 1/100
		dwg. no. PP9510-01	sheet A4

