



CLASS E UNIT TO LET IN HACKNEY

**20 AMHURST ROAD, HACKNEY,
LONDON, E8 1JW**



Location:

The subject property occupies a prominent corner position on Amhurst Road which links Hackney to Dalston Kingsland. Hackney Central Station (London Overground Services – Mildmay Line) is located directly opposite the property.

Nearby well-known multi-national occupiers include: Costa Coffee, TK Maxx, Marks & Spencer, Paddy Power, Iceland, JD Sports, Primark, McDonalds and Travelodge amongst many others, including well established independent operators.

Accommodation:

The unit is arranged over a Ground Floor only and has the following approximate net internal areas:

Ground Floor: 2,450 sq. ft. (227.63 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

OIEO £75,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

