



LONG ESTABLISHED BUSINESS. 1,275 sq ft of A1 unit space available with a new 15 year lease. Conveniently positioned close to both Dalston and Rectory Road Stations. Call Estateology today for further information regarding this exciting opportunity and to book your exclusive viewing slot.

Key features

- A1 usage
- Approx 1,275 sq ft
- Rates Â£5,862 PA
- Rent Â£1300-Â£1400 PCM (1st 2 years)
- High Street Location
- Arranged Over Two Levels
- Premium / Goodwill: Â£35,000 - Â£50,000
- Fixture and Fittings Included

Guide Price: £1,300 - £1,400 PCM

Excellent opportunity to acquire this well established Butchers / Grocers business with 15 year lease of this visible and prominent single fronted A1 unit spanning circa 1275 sq ft in size. Located along a busy high street offering great access to both Dalston and Rectory Road stations respectively.

Arranged over ground floor and basement, the premises features a spacious shop floor area, a large basement area used for storage, cold room, staff area and WC. Available on a 15 year lease, the property also has scope for other uses subject to necessary permissions. Call Estateology today for further information regarding this exciting opportunity.





1 1 1 1

Stoke Newington Road, Stoke Newington, London N16

ESTATEOLOGY

020 3422 2333 020 3422 2333

hello@estateology.com

- 25 Roman Road, Bethnal Green, London, E2 0HU
- 29th Floor, One Canada Square, Canary Wharf, London, E14 5DY

© 2024 Estateology Company registration no. 9628198. Registered office: 555-557 Cranbrook Road, Gants Hill, Ilford, Essex, IG2 6HE

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.