

Newly Built Retail Unit

TO LET

E CLASS USE

- Shell & Core Condition
- New Lease Available
- Rent - £25,000 pax + VAT
- 88.2 m2 / 949.59 sq. ft
- E Class Use
- Prominent Position
- Small Rear Courtyard
- Incentives Available

*231 Well Street, Hackney,
London E9 6RG*



Location:

The property is positioned within the busy & thriving Well Street shopping area that consists of a wide variety of independent retail businesses, bars, restaurants, and community establishments.

Homerton train (TFL Overground) station is a 7-minute walk away

Description:

Ground floor shop with a small rear courtyard, approximate net areas below: -

Shop Frontage	3 m	9.84 ft
Internal width widens after 6m to	4.4m	14.44 ft
Shop Depth	22.4 m	73.49 ft
Total Shop area	88.22 m2	949.59 sq. ft

N.b Glass windows have been fitted behind chipboard

Small rear courtyard

Tenure: New Lease to agreed.

Rent: Offers are sought circa. **£25,000 pax +. VAT**

Use: **E Class** – Commercial, Business and Service – including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which it is appropriate to provide in a commercial, business or service locality”

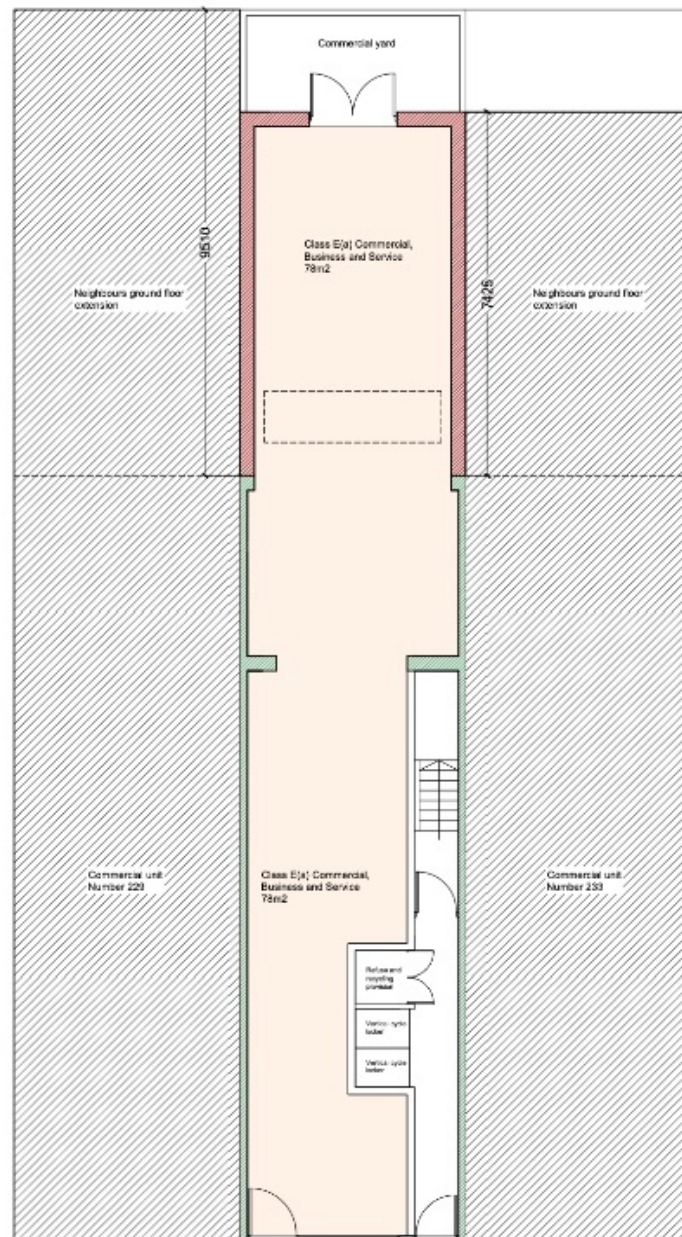
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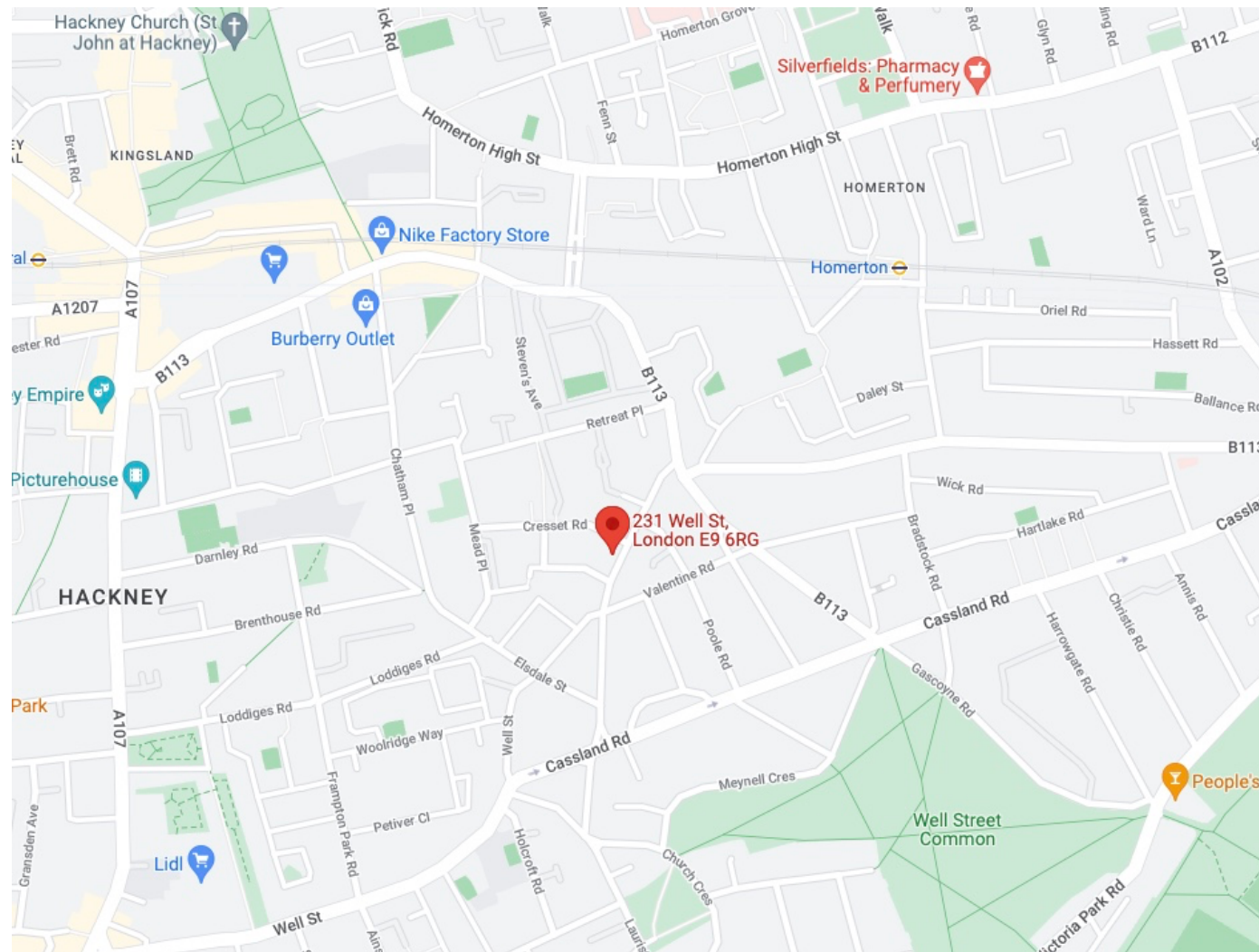
To be assessed

(n.b interested parties should contact Hackney Borough Council for verification and to ascertain the current small business relief due to Covid 19)







**Legal Costs:**

Ingoing tenant to pay a contribution to the landlord's legal fees.

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment via sole agents

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