

A5 Takeaway Premises

Lease For Sale
by way of assignment

Lease Assignment
Shop, Kitchen & Basement
Rent - £35,000 pax
Premium - £100,000
Fully Fitted
Very Busy Position
Excellent Passing Trade

*187 Lower Clapton Road,
Hackney E5 8EG*



Location:

The property occupies a prominent **corner position on Lower Clapton Road (A107)**, a busy and well-established retail parade in the heart of **Clapton, East London**. The area benefits from strong footfall and passing traffic, surrounded by a mix of national and independent retailers, food & beverage operators, and dense residential catchment. Transport links are excellent, with **Clapton Overground Station** within close proximity, providing direct connections to Liverpool Street, while numerous bus routes serve Lower Clapton Road and the surrounding area. The location also offers convenient access to **Hackney Central, Stoke Newington, Dalston and the A12**, making it well connected across East and Central London.

Description:

The property comprises a **prominent corner commercial unit** arranged over the **ground floor and basement**, forming part of an attractive mixed-use building. The unit benefits from **extensive return frontage**, providing excellent visibility and natural light, with a fully glazed shopfront. Internally, the accommodation is well configured for a variety of commercial uses, offering an open-plan trading area at ground floor level with ancillary and customer facilities, with additional space at basement level suitable for storage, preparation or staff use.

The premises provide the following **approximate net internal areas** (from the Valuation Office Agency/rating assessment):

Ground Floor: 55.1 m² (593 sq. ft) (zoned retail area plus internal storage)

Basement: 47.8 m² (514 sq. ft) (internal storage)

Total: 102.9 m² (1,108 sq. ft)

NB: Areas are provided for guidance only, and interested parties are advised to verify measurements by inspection

Excellent Condition - Fully Fitted Kitchen

Ready to Occupy - Suits many different cuisines

Highly Prominent Corner position

Use

A5 Takeaway

Term:

The current lease runs for 15 years from 20th Sept 2012, expiring in 2022, with rent reviews in Dec 2027 & Dec 2032

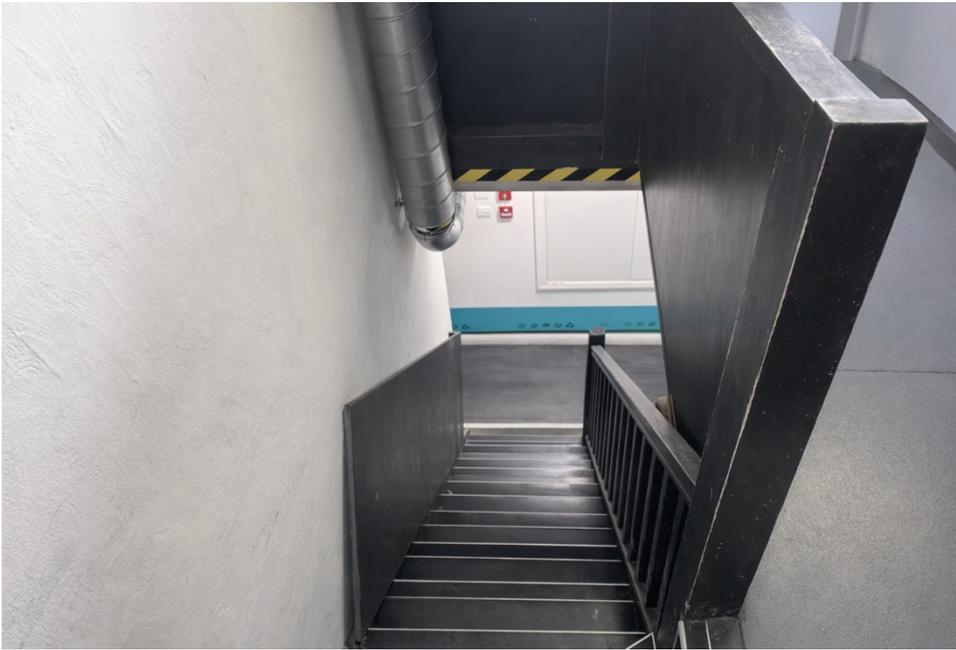
Rent:

£35,000 pax

Premium:

Premium of **£100,000** for the fixtures, fittings, equipment, and benefits of the sought-after lease with hot food takeaway use.

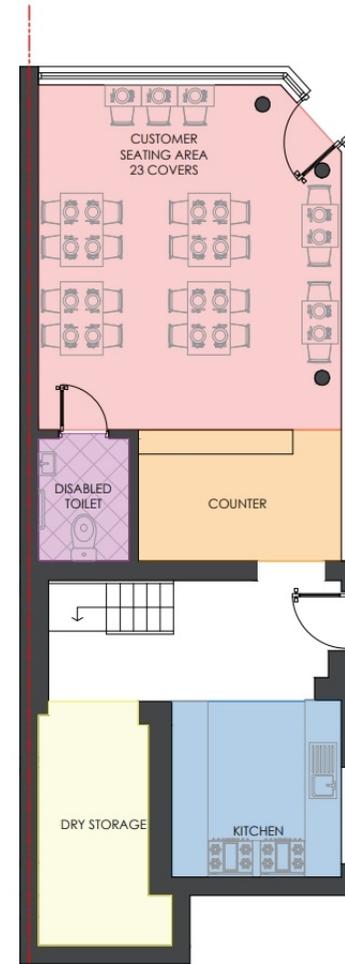






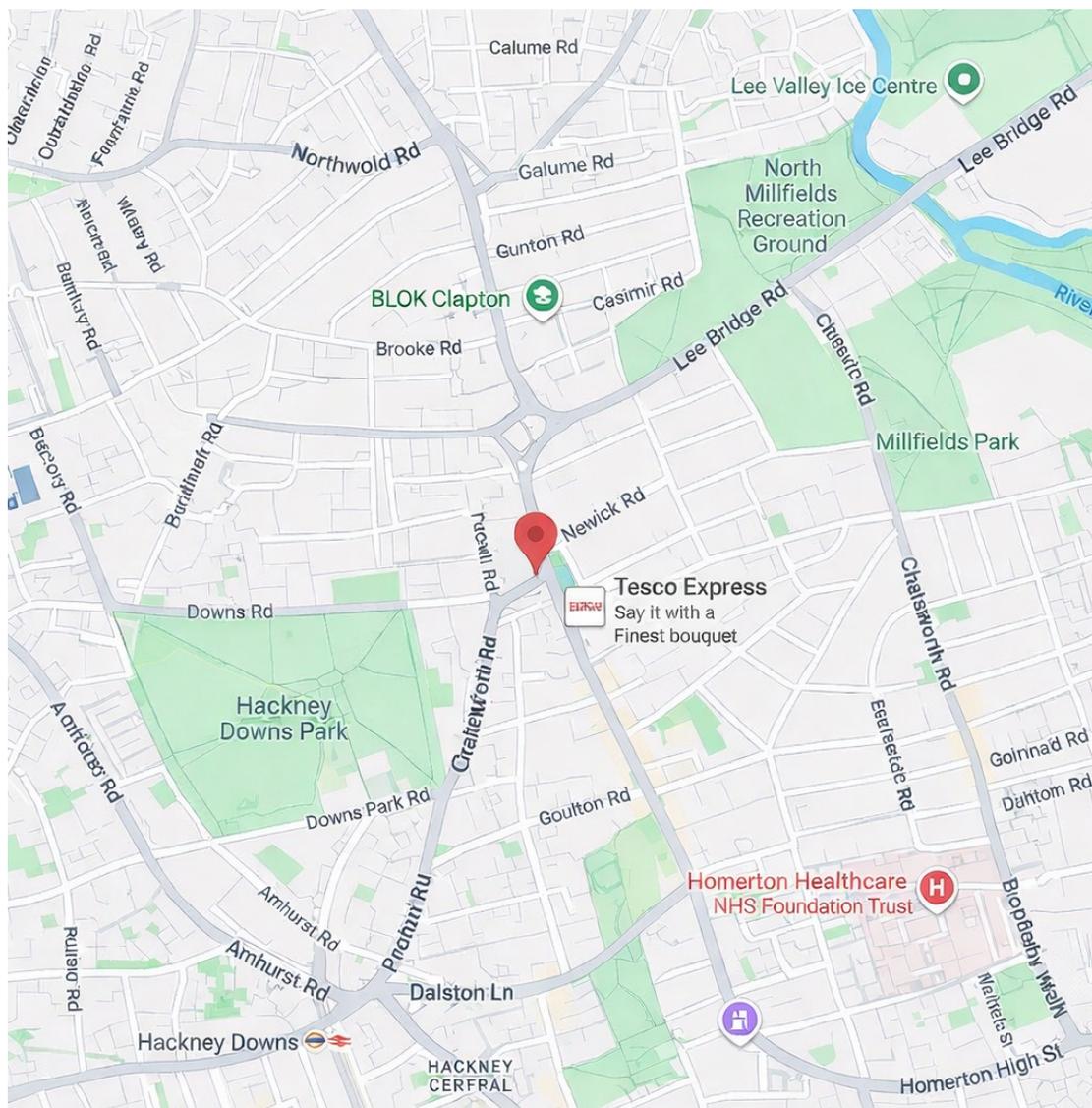
PROPOSED BASEMENT PLAN

1:100



PROPOSED GROUND FLOOR PLAN

1:100



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Rates (From April 2026)

Rateable Value £25,250

Rates payable £9,748 pa

(Interested parties are advised to verify these figures with the London Borough of Hackney)

Legal Costs:

Ingoing tenant to pay the landlord’s legal fees of £2000 + VAT

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant’s references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client’s account until completion.

Viewing strictly by appointment via sole agent

Countrywide Commercial

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