



CLASS E UNIT IN BUSY HACKNEY LOCATION  
**TO LET £18,000 PER ANNUM**  
462 KINGSLAND ROAD, LONDON, E8 4AE

 **Willmotts**  
The Complete Property Service  
020 8748 6644

- Excellent trading location on the busy Kingsland Road, Hackney
- Class E use, various uses considered
- 0.2 miles from Dalston Junction
- New lease available, no premium sought

#### Location

The premises are located on the eastern side of the busy Kingsland Road (A10), midway between Dalston Junction and Haggerston Station in Hackney, northeast London. Transport links are excellent with the property being located just 0.2 miles south of Dalston Junction (Overground Lines). Bus links are close by which link the premises to areas further afield such as Wood Green, London Bridge and Waterloo.

#### Description

The subject property comprises a self-contained single unit within a mid-terrace position, arranged over ground floor. It has the benefit of an existing WC at the rear.

#### User

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

#### EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

#### Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £14,750, however interested parties should make their own enquiries.

#### Local Authority

London Borough of Hackney

#### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground	48.30	520

#### Terms

£18,000 per annum, exclusive of VAT and other outgoings. A new effective full repairing and insuring lease, for a term to be agreed, subject to 4 yearly upwardly only reviews.

#### Service Charge

To be confirmed.

#### VAT

The property has not been elected for VAT purposes.

#### Legal

Each party to pay their own legal costs.

#### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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**Viewing**

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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