

446 KINGSLAND ROAD LONDON E8 4AE



**SHOP UNIT (CLASS E) AVAILABLE ON A NEW LEASE
APPROX. 921 SQ. FT. (85.55 SQ. M.) – NO PREMIUM**

TO LET

Location:

The premises are located on the eastern side of Kingsland Road midway between Dalston Junction and Haggerston Station. Transport links are with the aforementioned Stations on the East London Overground Line and numerous busses passing frequently in front of the property.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

Description:

The subject property is arranged over ground and basement floors currently vacant and has benefit of WC facilities. There is also an emergency exit into the rear of the ground floor level.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	475 sq. ft. / 44.12 sq. m
Basement	460 sq. ft. / 42.73 sq. m
Total	935 sq. ft. / 86.85 sq. m.

User:

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the commercial parts have a Rateable Value of £13,500; however, interested parties should make their own enquiries of the rates payable.

EPC:

The property has EPC rating of B (44). A copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

A new effective full repairing and insuring lease for a term to be agreed, subject to upward-only rent reviews.

Rent:

£29,500 per annum, exclusive of other outgoings.

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