

London E8 – 92 Amhurst Road, Hackney E8 2BG
Retail Premises with Large Yard to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Retail Premises with Large Yard to Rent



Property Features:

- Comprises single-storey building with yard
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within 1 min walk from Hackney Downs Railway Station, with nearby occupiers include Beauty Salon, Restaurant, Launderette and more.

Property Description:

Comprises detached single-storey building previously t/a Tattoo Studio. The property benefits from large fenced yard, suitable for seating/customer area or car parking, providing the following accommodation and dimensions:

Ground Floor: 51 sq m (549 sq ft)

Open plan retail, 2 small rooms

External Storage: 5 sq m (54 sq ft)

Outdoor Area: 100 sq m (1,076 sq ft)

Total GIA: 56 sq m (603 sq ft)

Total Plot Area: 156 sq m (1,679 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £576.92 per week (PCM: £2,500)

Deposit: £7,500 (3 Months)

Rateable Value:

Rateable Value - £16,750 p.a.

Rates Payable - £9,200 p.a.

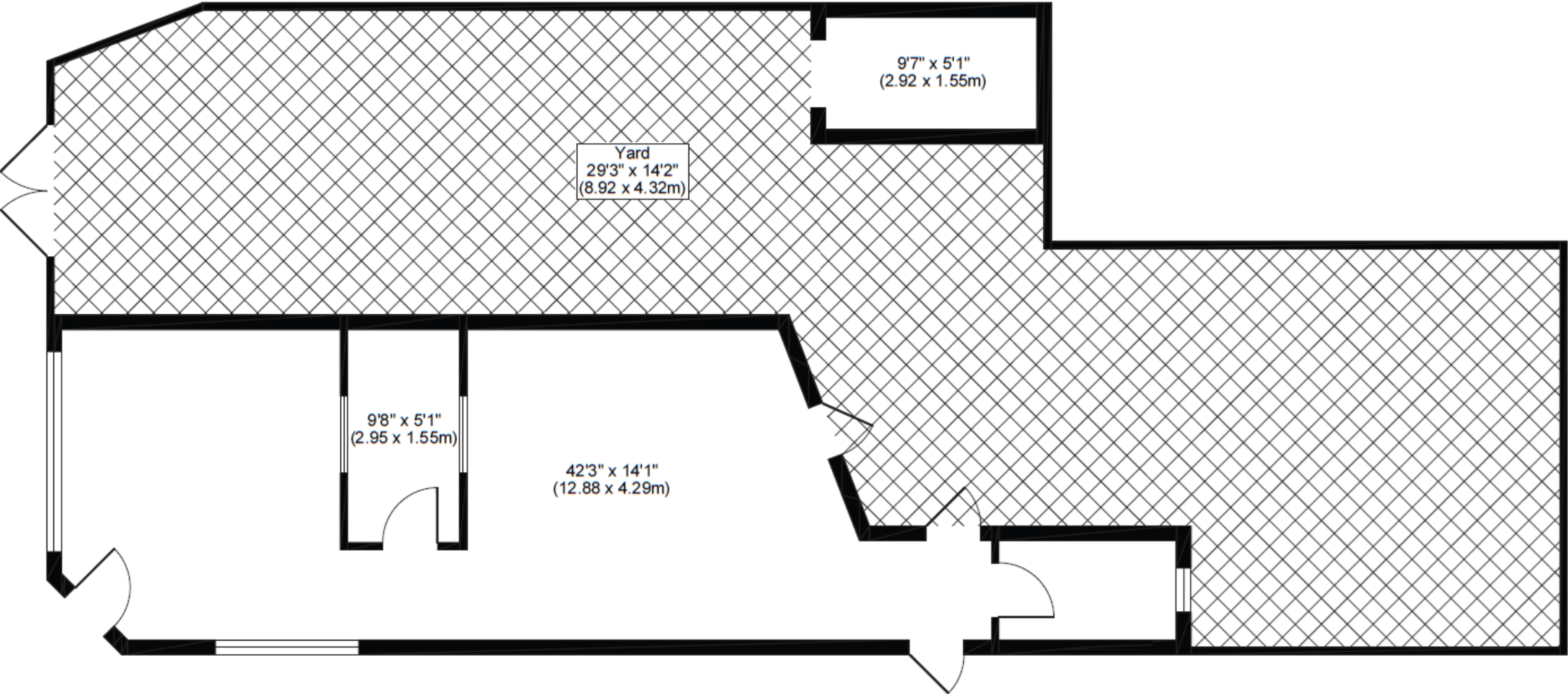
EPC:

The property benefits from a C Rating. Certificate and further details available on request.



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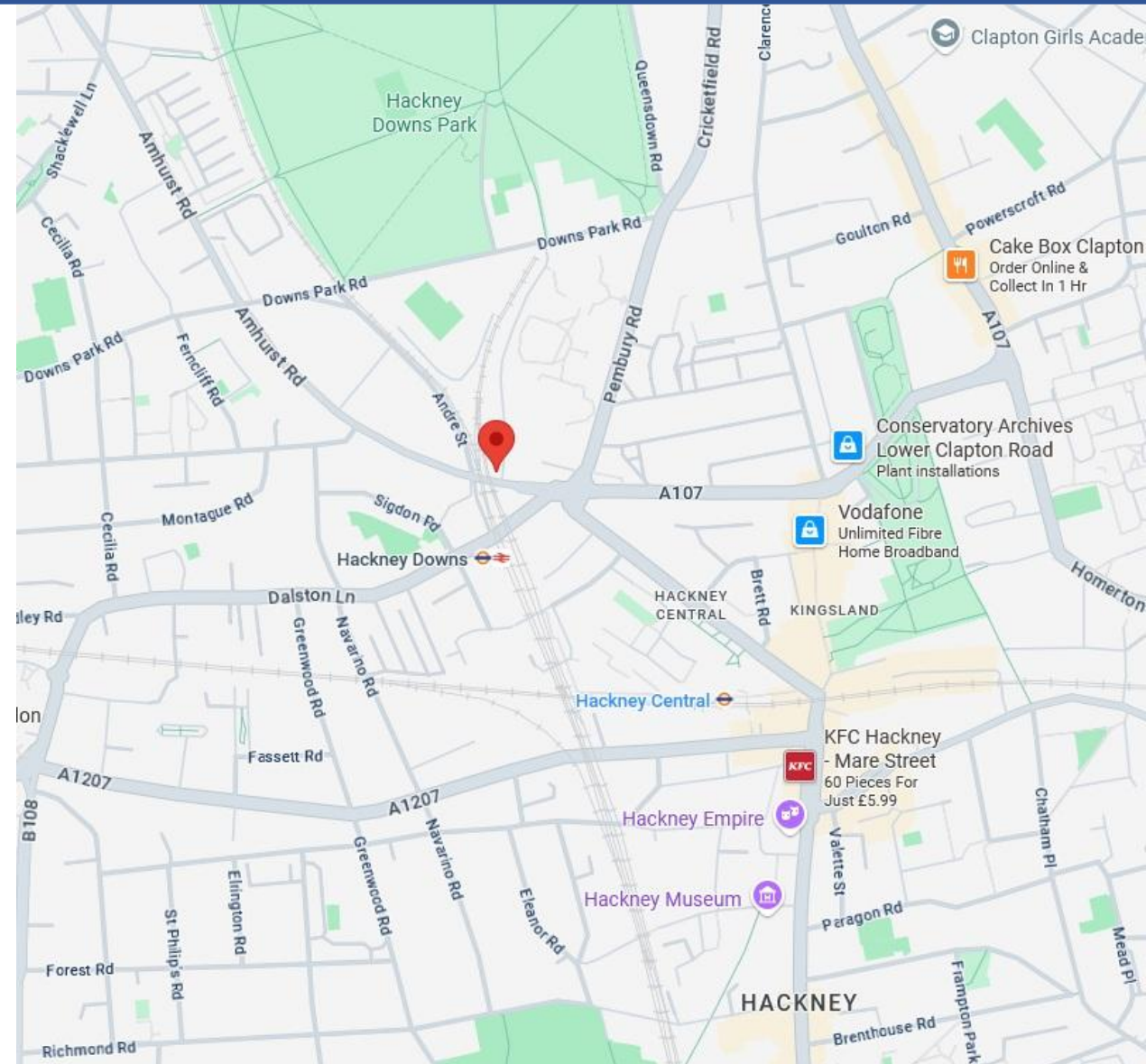
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Location:

Hackney lies approximately 4 miles to the north-east of Central London, being between Highbury and Stratford. The area affords excellent public transportation facilities with Hackney Central and Hackney Downs rail stations lying at either end of Amhurst Road. The property is situated within 1 min walk from Hackney Downs Railway Station, with nearby occupiers include Beauty Salon, Restaurant, Launderette and more.

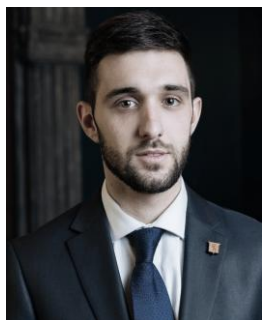


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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