

**54-62 Boleyn Road
Dalston
London
N16 8JL**

TO LET – Retail (A1) Premises With 64ft Frontage, Dalston.



**Sales Area: 1,560 Sq Ft (144.9 Sq M)
Storage: 380 Sq Ft (35.3 Sq M) Approx. NIA**

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA



020 7566 6455

Location:

The unit is located on Boleyn Road occupying a prominent position between Bradbury Street and Gillette Street. The area is predominantly residential and benefits from good transport links with Dalston Kingsland Overground Station located nearby.

The area has seen a great deal of improvement in the last 18 months with the redevelopment of the railway station at Dalston Junction.

Description:

The retail unit is arranged over ground floor only and benefits from a separate side delivery access. The unit is divided into a sales area, storage, office, W/C facilities and a kitchenette. The unit is currently trading and benefits from the following net internal areas;

Area:	Sq ft	Sq m
Ground Floor Sales	1,560	144.9
Ground Floor Storage	380	35.3
Total:	1,940	180.2

N.B. The above measurements have been provided by a third party.

Rent:

The current passing rent is £14,500 per annum exclusive.

Premium:

Offers in the region of £300,000 for the fixtures, fittings and goodwill.

Terms:

The premises are available by way of the assignment of the 15 year full repairing and insuring lease from January 2005.

VAT:

To be confirmed.

Business Rates:

All interested parties are advised to make their own enquiries with the Local borough of Hackney.

Legal Costs:

The assignee will be responsible for all the Assignor's and Landlord's legal fees.

EPC:

EPC is available on application.

Viewing:

Strictly by appointment through the Assignee's Sole Agents Goodsir Commercial Limited.

Ref: 2000.R.TF.08/2015

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