

NEW INSTRUCTION

TO LET

RETAIL UNIT ON CHATSWORTH ROAD



623 Sq. Ft (57.9 Sq. M) approx GIA

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

LOCATION

The property is located on the East side of Chatsworth Road. Chatsworth Road has a good mixture of various retailers, restaurants and bars, whilst the local area is predominately residential. Transport links are good with Hackney Central and Homerton Overground Stations located nearby as well as numerous bus routes running along Lower Clapton Road.

Chatsworth Road benefits from a weekly market which takes place most Sundays. This brings in further weekend trade to the road.

DESCRIPTION

The property is arranged over the ground floor and basement and is being refurbished to provide a new traditional timber shop frontage and open plan ground floor and tradable basement space. The unit will benefit from natural day light from the front and rear of the unit.

Size: (all measurements are approx. on a NIA basis)

Floor:	Sq Ft	Sq M
Ground:	285 sq. ft	26.50 sq. m
Basement:	365 sq. ft	33.90 sq. m
Total:	650 Sq Ft	60.40 Sq. M

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of 5, 10 or 15 years at a **rental of £20,000 per annum.**

USE CLASS

Retail (A1) use.

SERVICE CHARGE

To be confirmed.

VAT

The property is not VAT elected.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

EPC

EPC is available on request / plans available upon request.

VIEWING

Viewings directly through the Landlords Sole Agent:

Goodsir Commercial Ltd.

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