

Ref: A23

# Ground Floor Shop/Office TO LET Use Class E.



## 25 Waterson Street, London, E2 8HE.

**LOCATION:** The property is situated fronting Waterson Street in between Hackney Road (A1208) and Kingsland Road (A10). Kingsland Road (A10) leads into Shoreditch High Street with its mainline overground station as well as Spitalfields and the City, in the alternate direction Hoxton overground station is slightly nearer to the property. The A10 leads out to Dalston, Stoke Newington, Stamford Hill and Tottenham. This premises also provides easy access to the City and west end.

**DESCRIPTION:** The property comprises of a ground floor lock up shop/office with Use Class E. The property has a net internal area of 504 sqft (46.86 sqm). The premises are self contained with double doors and security grill to the front, and benefits from tiled flooring, own W.C. and kitchen area. The premises are offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

**N.B.** **It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.**

**AMENITIES:**

- **GROUND FLOOR LOCK UP SHOP/OFFICE**
- **NET INTERNAL AREA 504 SQFT (46.86 SQM)**
- **SELF CONTAINED WITH DOUBLE DOORS AND SECURITY GRILL**
- **TILED FLOORING**
- **W.C.**
- **KITCHEN AREA**

**TERMS:** The property is offered To Let upon a new full repairing and insuring lease, the terms of which are to be agreed.

**RENT:** £15,000 p.a.x.

**RATES PAYABLE:** £7,675.00

**EPC RATING:** B

**REFERENCES:** Land Commercial Ltd charges a fee of £125.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

**ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

**LEGAL COSTS:** To be paid by the ingoing tenant

**V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

**VIEWING:** Strictly by appointment

**LAND COMMERCIAL LTD**  
**020 8498 8080**

*IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.*