



TWO NEWLY BUILT SHOPS **TO LET**

FORMING PART OF A PROMINENT BUT SECONDARY PARADE FRONTING DALSTON LANE AND AVAILABLE UNDER NEW LEASES

89 & 91 DALSTON LANE, HACKNEY, E8

LOCATION

The property is situated fronting Dalston Lane in Hackney forming part of the A104 link road. The property is situated close to the junction with Ridley Road, not far from a main Sainsbury supermarket. The surrounding area is a densely populated residential catchment which the location is able to service.

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DESCRIPTION

The property comprises two neighbouring new build shops forming part of a small development. The shops are shelled out internally to provide new internal disabled WCs, services to a head, security shutters but currently no frontages. Frontages may be provided if required.

ACCOMMODATION

No. 89

Gross Frontage	14'9	4.5m
Internal Width	12.5	3.8m widening to 4m (13'1) after 0.5m (1'6) and widening further to 5m (16'4) after a further 3.2m (10'6)
Maximum Shop Depth	23'	7m
Sales Area	346ft²	32.2m² (approx)

No. 91

Gross Frontage	14'7	4.5m
Internal Width	12'4	3.8m widening to 5.4m (17'7) after 3.5m (11'4)
Maximum Shop Depth	22'9	7m
Sales Area	373ft²	34.65m² (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The properties are offered by way of new leases, on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the properties currently fall within Class A1 (General Retail) of the current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£10,000 (ten thousand pounds)** per annum exclusive is sought for each shop unit.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.