

17B KINGSLAND CENTRE, DALSTON E8



DOUBLE FRONTED SHOP TO LET – FLEXIBLE TERM

UNIT 17B KINGSLAND, DALSTON

LOCATION

Dalston is a fashionable East London area situated north of Shoreditch and approximately 1 mile from Hackney Central.

The Kingsland Centre is situated opposite Kingsland Overground station and the new Marks & Spencer store and adjacent to the popular Ridley Road Market. The Kingsland provides the prime covered shopping, anchored by J Sainsbury's store and Matalan. Other occupiers include **Iceland, Superdrug, Specsavers and JD.**

DESCRIPTION

The premises are arranged on ground and first floor, providing the following approximate dimensions and floor areas:

Internal Width	41ft 6 inches	12.65m
Shop Depth	37ft	11.28m
Ground Floor Sales	1,450sqft	134.71sqm
First Floor Ancillary	1,054sqft	97.92sqm

LEASE

The premises are available on a new 5 or 10 year effectively full repairing and insuring lease. A short term lease will be considered.

RENT

£65,000 per annum exclusive.

RATES

Rateable Value 2018/19	£102,000
Rates Payable 2028/19	£50,796

Interested parties to make their own enquires with the local authority.

SERVICE CHARGE

£18,586 per annum.

VIEWING

Viewings to be made strictly through JP Retail:

Tel: 020 7039 0130

James@jpretail.co.uk or Sian@jpretail.co.uk

