

17A KINGSLAND CENTRE, DALSTON E8 - PRIME SHOP TO LET



UNIT 17A 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, 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 over ground and first floors, providing the following approximate dimensions and floor areas:

Internal Width	20 ft 6 inches	6.24 m
Shop Depth	34 ft 9 ins	10.59 m
Ground Floor	710 sq ft	65.96 sqm
First Floor	515 sq ft	47.84 sqm

LEASE

The premises are available on a flexible basis, for a short or longer term lease.

RENT

£42,500 per annum exclusive.

RATES

Rateable Value 2018/19 £46,750

Rates Payable 2028/19 £23,281

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

SERVICE CHARGE

£10,639 per annum.

VIEWING

Viewings to be made strictly through JP Retail:

Tel: 020 7039 0130

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

