

PER ANNUM

£18,000 Per Annum

Upper Clapton road

London, E5 8BD

LOCATION

The property is located on the East side in a parade of shop parallel to Upper Clapton Road (A107) and is a busy road connecting from North to East London. Clapton (Overground) station is 0.4 miles and Lea Bridge (national rail). Situated in a prime location, this property benefits from high foot traffic and excellent visibility, making it ideal for attracting customers and increasing brand exposure. The surrounding area is known for its trendy cafes, boutique shops, and family atmosphere, providing the perfect setting for a retail business to thrive.

DESCRIPTION

This return frontage ground floor Use Class E unit benefits from being at the end of terrace as it has a return frontage. The ground floor has ample natural light due to the window displays and open plan design with the WC and office area located towards the rear of the unit

ACCOMMODATION

Gross Internal Area: 440.79 Sq Ft (40.49 Sq M)

AMENITIES

Security Shutters
Corner position
Rear Office
WC

TERMS

New FRI Lease outside the landlord and Tenant Act 1954.

BUSINESS RATES

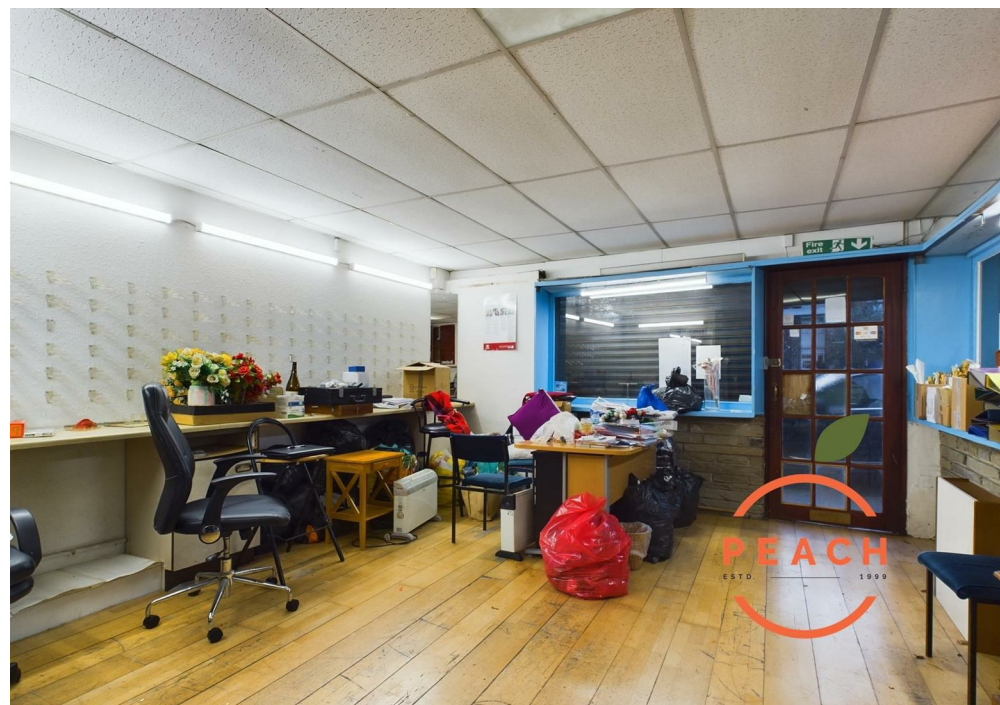
Parties are advised to make their own enquires with the local authority.

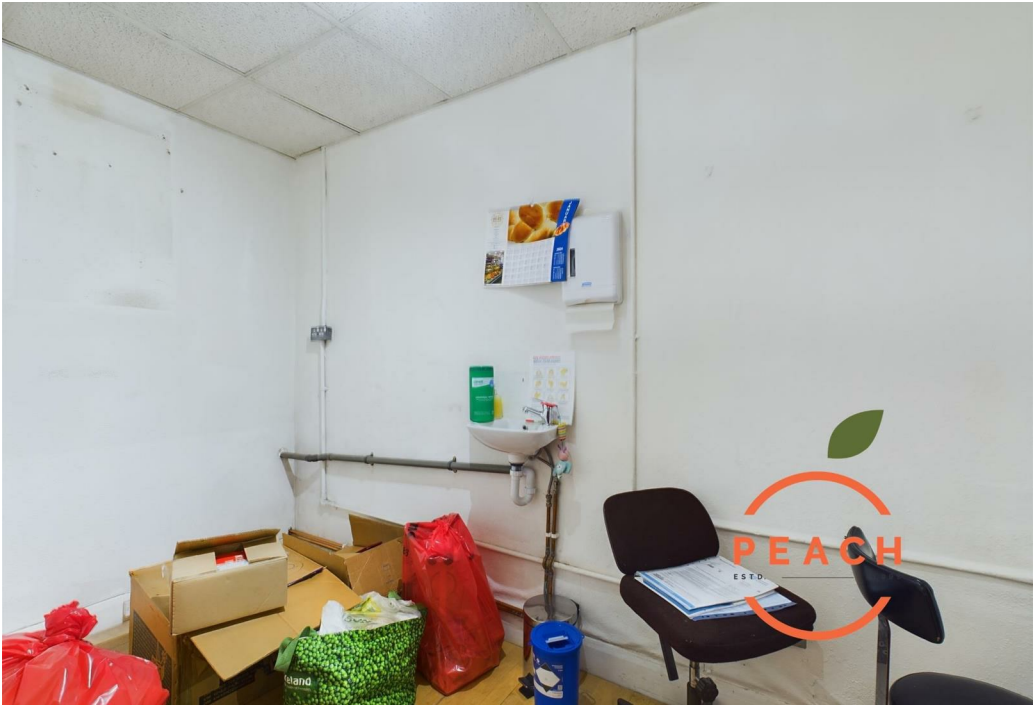
LEGAL COSTS

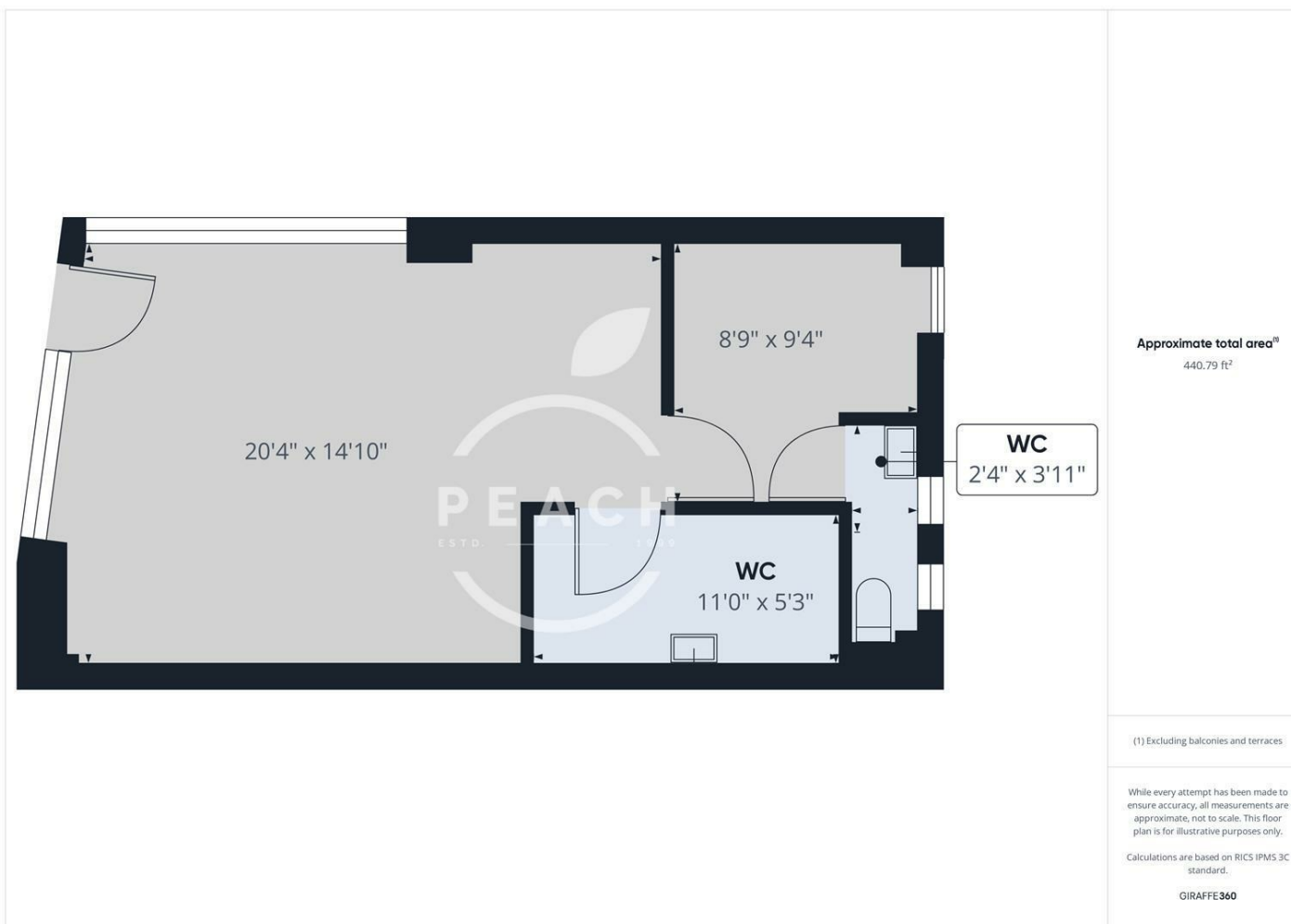
Each party bear own legal costs.

VIEWING

Strictly by appointment through Peach Properties







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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