



PER ANNUM

£37,000 Per Annum

Lauriston Road

Hackney, E9 7HJ

LOCATION

Situated on the popular Lauriston Road in the heart of Victoria Park Village, the property occupies a prominent position directly opposite Victoria Park within one of Hackney's most established neighbourhood retail and leisure destinations. The area is well known for its strong café culture, independent retailers, and affluent residential catchment, benefiting from high pedestrian footfall throughout the day and evening. Excellent transport links are available nearby, with easy access to Hackney Central, London Fields, Mile End, and the City.

DESCRIPTION

Prominently positioned on the highly sought-after Lauriston Road, directly opposite Victoria Park, this attractive return frontage café/restaurant premises occupies a prime trading location within one of East London's most vibrant neighbourhood parades. The property benefits from excellent visibility with an extensive glazed frontage, strong footfall, and a thriving mix of independent cafés, restaurants, boutiques, and local retailers nearby.

The accommodation is arranged over ground floor and basement levels and is currently configured to provide a well-presented café/restaurant trading area with ancillary preparation, storage, staff, and customer facilities. The return frontage provides excellent natural light and branding opportunities, creating a bright and inviting customer environment.

Premium for fixture, fittings and location: £170,000 o.n.o

ACCOMMODATION

Gross Internal Area: 1,006 Sq ft (93.3 Sq M)

AMENITIES

Return Frontage shop front
Prime location
Private outside space
Kitchen
Extraction

TERMS

Assignment of an existing 15 years FRI lease (12 years remaining)

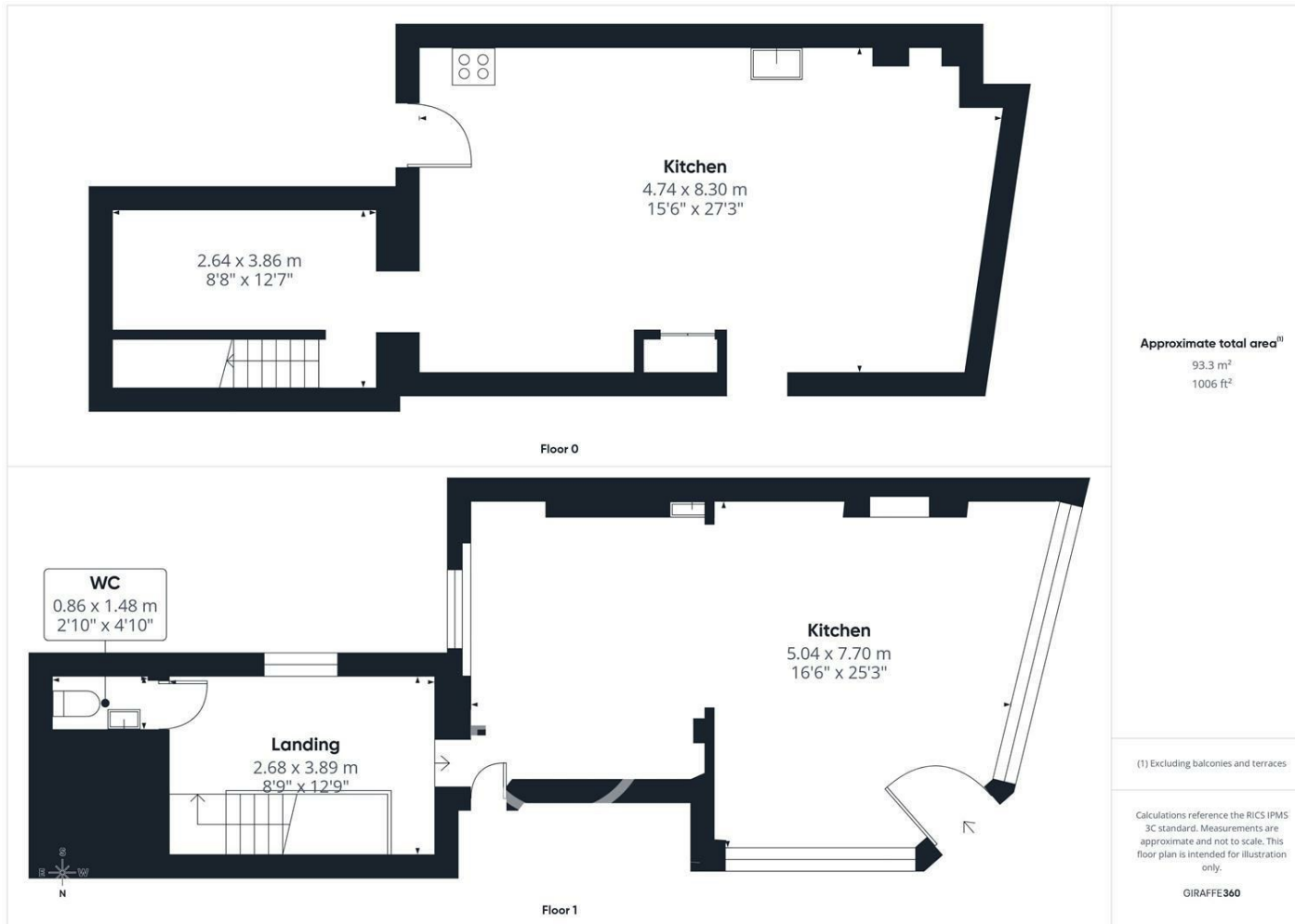
Business Rates

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

LEGAL COSTS







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

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com