



## 452 Kingsland Road, London, E8 4AE

### SUMMARY

- Retail unit available in East London.
- Based on Kingsland Road
- Prime location
- Diverse local occupier parade
- Currently vacant
- Approx. 594.71 sqft
- North of the junction of Richmond Road
- Haggerston & Dalston Junction London Overground Stations within walking distance.

### DESCRIPTION

The property is situated on Kingsland Road and is currently vacant. It benefits from A1 class use and is based on the ground floor. The premises is available with vacant possession with the option of a new lease. Previously, the property was occupied by an optician.

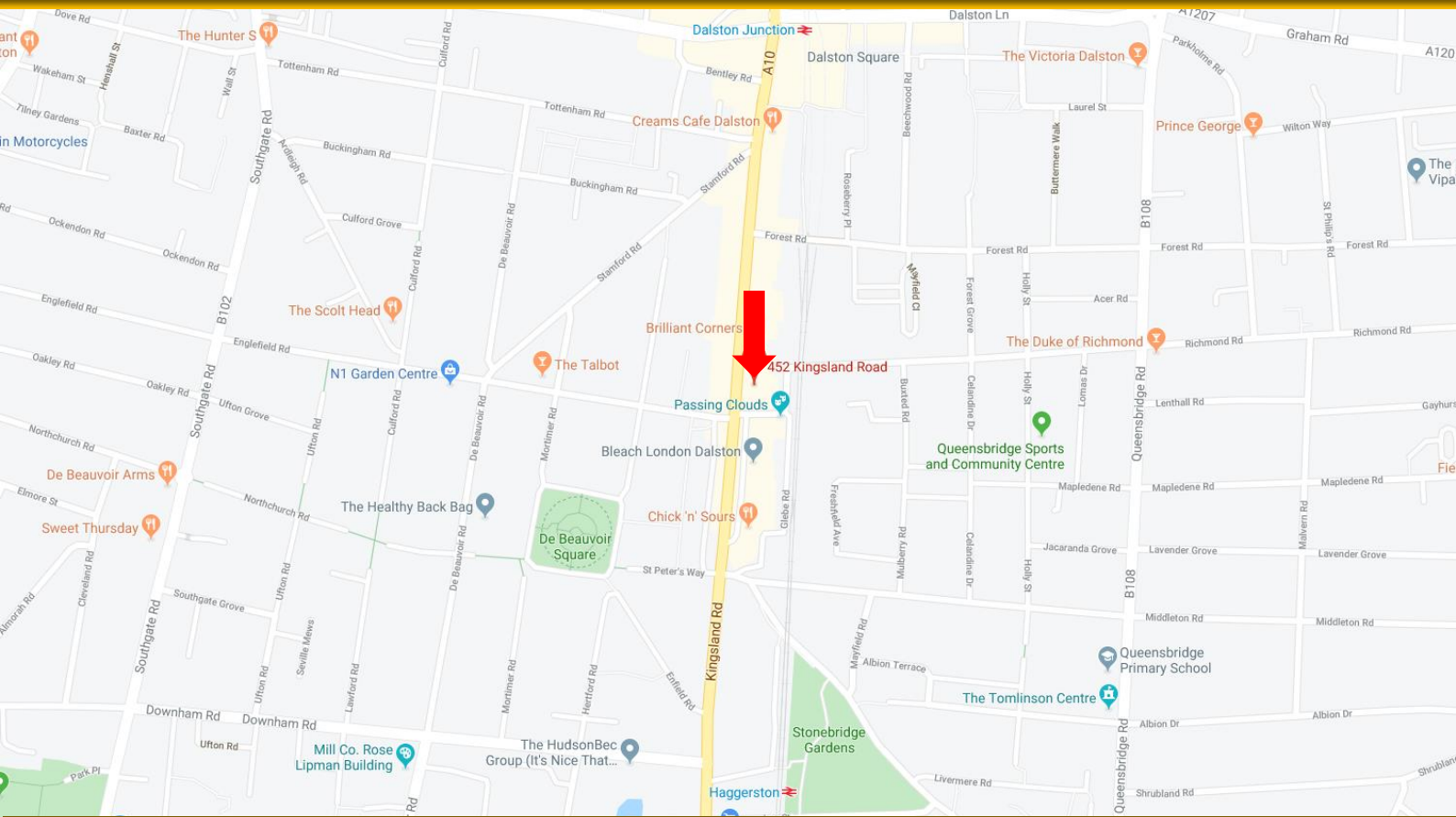
### SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Unit	55.25	594.71
Total		55.25	594.71

### LOCATION

The property is located on Kingsland Road, just north of the junction of Richmond Road. the property benefits from various bus routes on Kingsland Road (A10). Haggerston & Dalston junction London Overground Station are within walking distance.



**TENURE**

Rent £20,000 p.a

**BUSINESS RATES**

Rateable value £4,026

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8356 3466.

**EPC**

Certificate available upon request

**VAT**

To be confirmed

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**ADDITIONAL INFORMATION**

Further information including Title Plans can be provided on request.



**VIEWING AND FURTHER INFORMATION**

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Harry Sohal** 0208 569 8500

E-mail: [harry@monarchcommercial.co.uk](mailto:harry@monarchcommercial.co.uk)

**Jas Dhooper** 0208 569 8500

E-mail: [jas@monarchcommercial.co.uk](mailto:jas@monarchcommercial.co.uk)

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