



13 Morning Lane

London, E9 6ND

Boutique Bar/Retail Opportunity in Hackney Central

840 sq ft
(78.04 sq m)

- Previously trading as a bar under the former A4 user class
- New Lease – £27,000 per annum exclusive
- Self contained building – Ground (490 sq ft) and 1st Floor (350 sq ft)

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Description

Ground floor area of 490 sq ft, first floor of 350 sq ft – Total 840 Sq ft Plus a small rear storage yard/cold room

New 5 year lease – all new tenancies subject to a mutual break clause at the end of year 2

Minimum 3 month rent deposit & rent will be due quarterly in advance

Previously trading as a bar under the former A4 user class

Self contained building –the first floor is accessed by an internal staircase

Existing layout – ground floor configured as a small bar area customer area plus kitchen plus storage/offices on the first floor. The unit also has a 3 phase electricity power supply

The unit is ideal for a variety of retail occupiers

Easy access to the shops, bars, cafes and restaurants in close proximity in Hackney Central & the Hackney Fashion district

Next to a primary Tesco store & close to the Burberry factory outlet.

The unit is located within a mixed use diverse local parade with & a high volume of passing vehicle traffic

Location

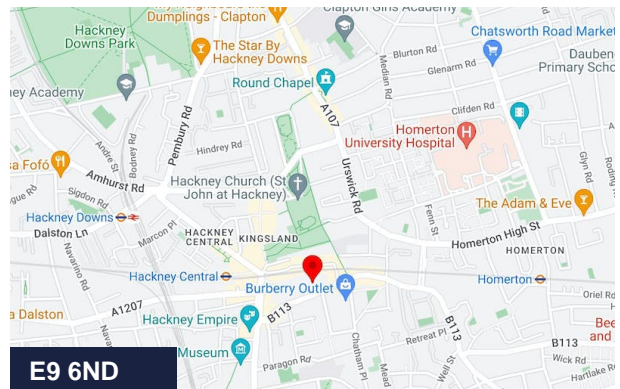
Located at the western section of Morning Lane – close to the busy junction with Mare Street. Various bus routes on Mare Street (A). Hackney Central London Overground station is within 2 minutes walking distance.

Viewings

Strictly via Stirling Ackroyd

Terms

New FRI lease for a term to be agreed – all new tenancies subject to a mutual break clause at the end of year 2, a minimum 3 month rent deposit & rent will be due quarterly in advance



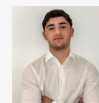
Summary

| | |
|----------------|-------------------|
| Available Size | 840 sq ft |
| Rent | £27,000 per annum |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



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