



**TO LET**

**105 Morning Lane,  
London, E9 6ND**

**587 sq ft**

**Boutique retail unit in  
Hackney**

**TESCO**



**VIDEO TOUR**

**stirlingackroyd.com**





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## Description

A self contained unit with a small rear yard, the unit is ideal for a variety of retail occupiers. Situated within close proximity of the shops, bars, cafes and restaurants in Hackney Central and the Hackney Fashion district, next to a primary Tesco store and close to the Burberry factory outlet. The unit is located at the end of a local parade and benefits from a high volume of passing vehicle traffic.

A new five year lease term available directly from the Landlord, with a minimum three month rent deposit and rent will be due quarterly in advance.

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## Location

Located at the mid section of Morning Lane (B113) - at the junction of Chatham Place. Various bus routes available on Mare Street (A107).

Hackney Central London Overground Station is within five minutes walking distance.

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## Key points

- Ground floor area - 587 square feet
- Prominent return frontage
- Close to the Burberry factory outlet
- Ideal for a range of retail / showroom occupiers
- New lease direct from the Landlord
- £25,000 per annum rent plus rates
- Additional small rear yard
- Close to Hackney Central







## Rents, Rates & Charges

Lease	New Lease
Rent	£25,000.00 per annum
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	E (119)

## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

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