



TO LET

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

657 sq ft

**Hackney - fast food/take
away opportunity**



VIDEO TOUR

stirlingackroyd.com



Description

Rare opportunity to secure a fast food/takeaway unit in Hackney Central. This high footfall location is a busy commuter junction with a variety of national and local retailers trading in close proximity on Mare Street. The Hackney Empire Theatre and Hackney Council offices are also nearby.

The ground floor offers 409 square feet with an extraction hood already installed, plus the basement storage/WC area provides a further 248 square feet - A total area of 657 square feet.

Lease Terms: Please note, a landlord break option at the end of year 2 will apply to all new tenancies. A 3 month rent deposit applies and rent will be due quarterly in advance.

Location

Located on Morning Lane, close to the junction with Mare Street - close to Hackney Central Overground Station.

Key points

- Ground floor 409 square feet, plus basement 248 square feet
- Rent - £25,000 per annum - Nil Premium
- 5 year lease with a Landlord break option at the end of year 2 (This is non-negotiable)
- Hackney Central location
- Close to Hackney Central Overground Station
- Extraction hood already installed
- High footfall area
- Close to Hackney Empire Theatre





Accommodation

Name	sq ft	sq m	Availability
Ground	409	38	Available
Basement	248	23.04	Available

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£25,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (68)

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