



**TO LET**

11 Morning Lane, London,  
E9 6ND

539 sq ft

Retail Opportunity in  
Hackney  
Central



**VIDEO TOUR**

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## Description

Rental - £25,000 per annum exclusive

Ground floor area of 539 sq ft

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

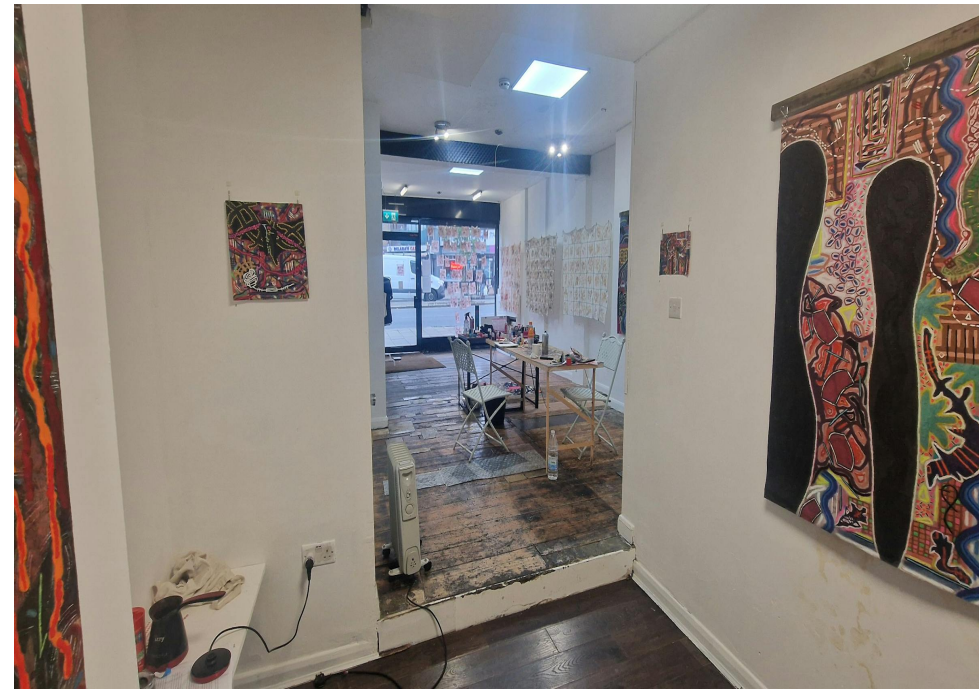
The unit is ideal for a variety of retail occupiers

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

Cisoe proximity to a Tesco store/large car park & to the Burberry factory outlet.

The unit is located within a mixed use diverse local parade with & a high volume of passing vehicle traffic - just off Mare Street

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## Location

Highly visible location on Morning Lane - close to the junction with Mare Street.

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

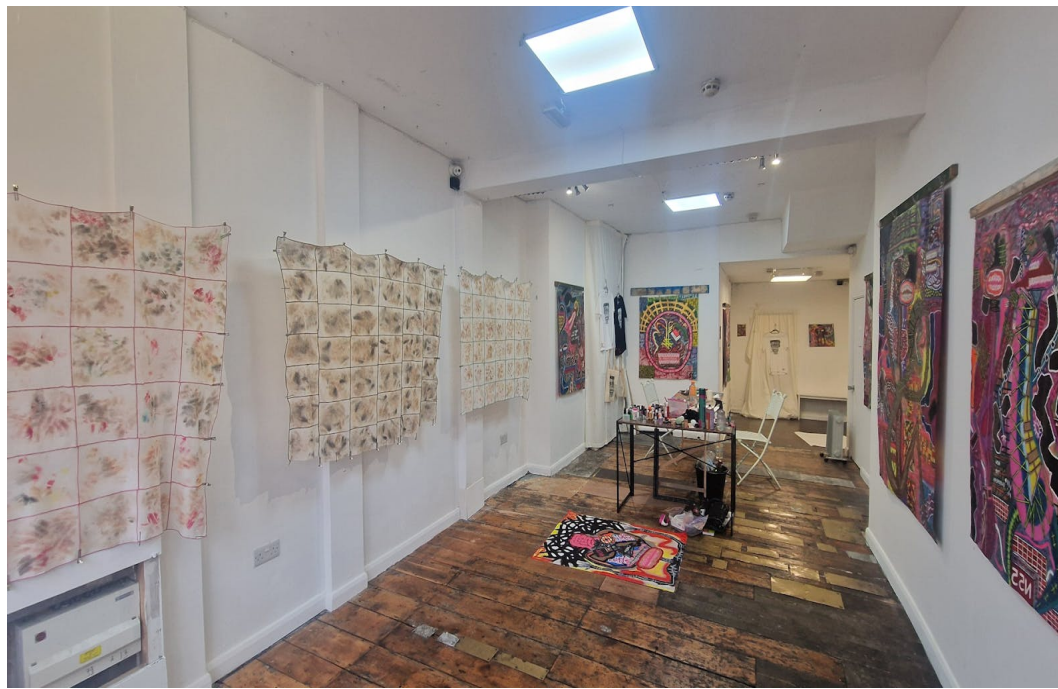
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## Key points

- Rental - £25,000 per annum
- 5 year lease - with a Landlord Break option at the end of year 2
- Ideal for a range of Retail occupiers
- High visibility - close to Hackney Central/Mare Street
- Ground Floor Unit - 539 sq ft



## Rents, Rates & Charges

Lease	New Lease
Rent	£25,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (71)

## Viewing & Further Information



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

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