



**STIRLING
ACKROYD**

TO LET

**48-50 Well Street,
London, E9 7PX**

1,779 sq ft

Hackney retail/office
unit - E9



VIDEO TOUR

stirlingackroyd.com



Description

This is an ideal opportunity to secure an attractive commercial unit in Hackney. This ground floor unit offers 1,779 square feet and is ready for occupation. Currently offering an open plan workspace, as well as four separate partitioned rooms. The property benefits include an abundance of natural light, exposed ceilings, perimeter trunking, air conditioning, suspended lighting, three metre floor to ceiling height and three to four car parking spaces.

Lease Assignment: Three years remaining (renewable lease), the rent is £32,000 per annum plus VAT. The incoming Tenant responsible for their own legal costs and the landlords legal costs.

Permitted/potential uses, subject to planning, offers will be considered. Currently, the site has B1 use with a licence to trade as a tattoo parlor. Restaurant use will not be permitted.

Location

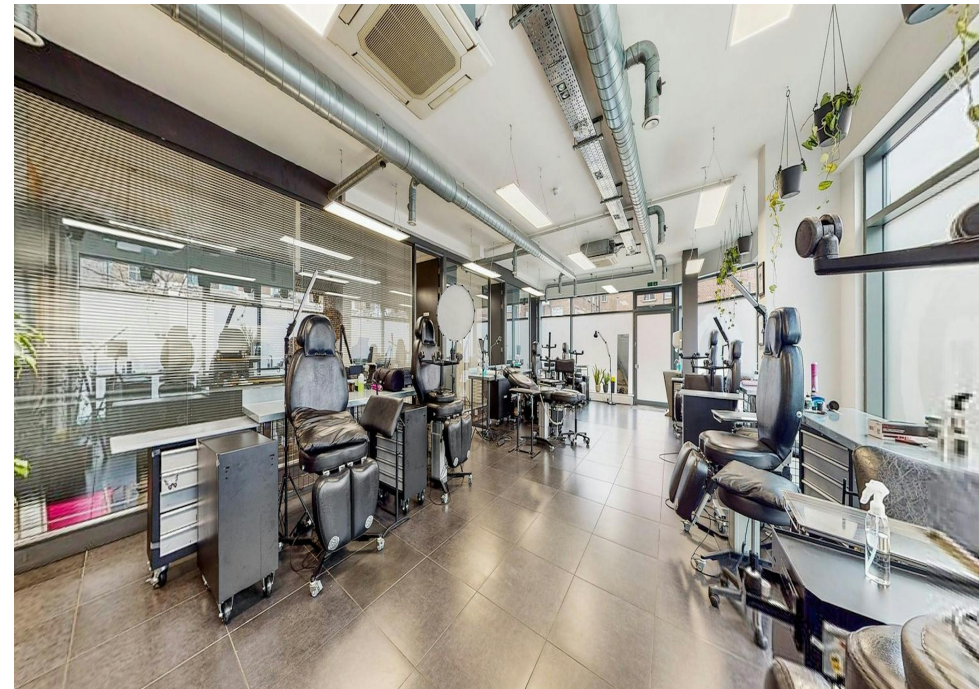
The unit is located at a prominent junction of Well Street and Shore Road, close to London Fields.

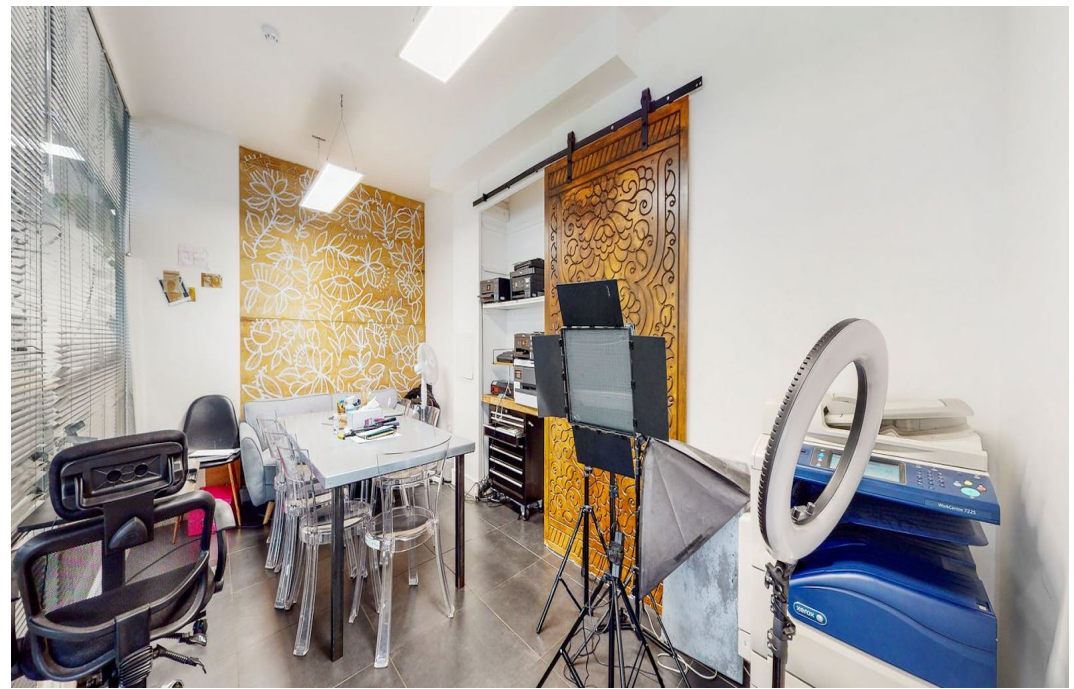
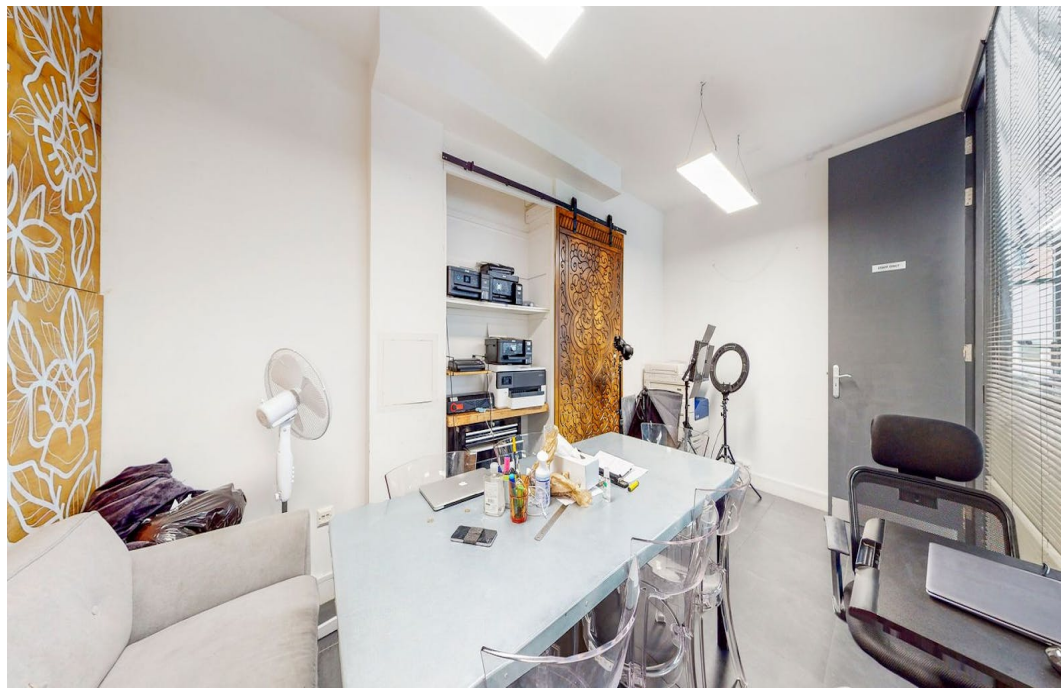
There are excellent amenities including retail shops, hotels, restaurants, pubs and bars on Mare Street, Westgate Street, and London Fields is only a short distance away.

The Property is well connected with London Fields Overground Station within walking distance, and there are also a number of bus routes available just a short walk away on Mare Street which go to east and central London.

Key points

- Ground floor space - 1,779 square feet
- Attractive open plan commercial unit
- Ideal office/retail opportunity
- Perimeter trunking, air conditioning, suspended lighting
- Good ceiling heights and natural light
- Four separate partitioned rooms
- Rental - £32,000 per annum exclusive of business rates
- Prominent frontage





Accommodation

Name	sq ft	sq m	Availability
Ground	1,779	165.27	Available

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	£32,000.00 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (47)

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