



## Ground Floor

4 Chatsworth Road, London, E5 0LP

## Ground Floor Shop To Rent in Chatsworth Road, E5.

**950 sq ft**

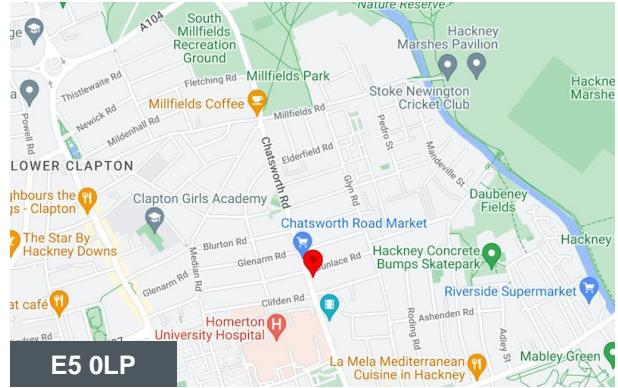
(88.26 sq m)

- Ground Floor Class E
- Assignment
- High Footfall Area
- Prime Location
- Retail Premises To Let
- Self-Contained
- Available Now
- Great Transport Links
- High Ceiling & Vintage Large Frontage

# Ground Floor, 4 Chatsworth Road, London, E5 0LP

## Summary

Available Size	950 sq ft
Rates Payable	£6,362.25 per annum Small Business Relief Scheme Applicable
Rateable Value	£12,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)



## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	950	88.26	Available
<b>Total</b>	<b>950</b>	<b>88.26</b>	



## Description

A rarely available 950 sq. ft. retail unit holds a prime position on Chatsworth Road, Hackney. The premises is fitted to a very high standard and present a characterful interior with high ceilings, and a vintage large shopfront. Benefiting from excellent levels of footfall. There is also a private WC and private patio.

## Location

Chatsworth Road is a thriving street in an area which has seen significant regeneration over the last decade. It is home to numerous new artisan and independent shops which complement the traditional traders, several bars and restaurants and a popular Sunday market. The unit is toward the southern end of the street, close to Homerton hospital and less than half a mile from Homerton Overground station.

## Existing Lease

The commercial unit is let on a 10-year lease outside the Landlord & Tenant Act 1954, which commenced in September 2022 at a rent of £35,000 per annum. A mutual break clause and rent review are agreed upon in the 5th year.

## Premium

A £25,000 premium is being sought for the fixtures and fittings and in respect of the prominent location.



## Viewing & Further Information



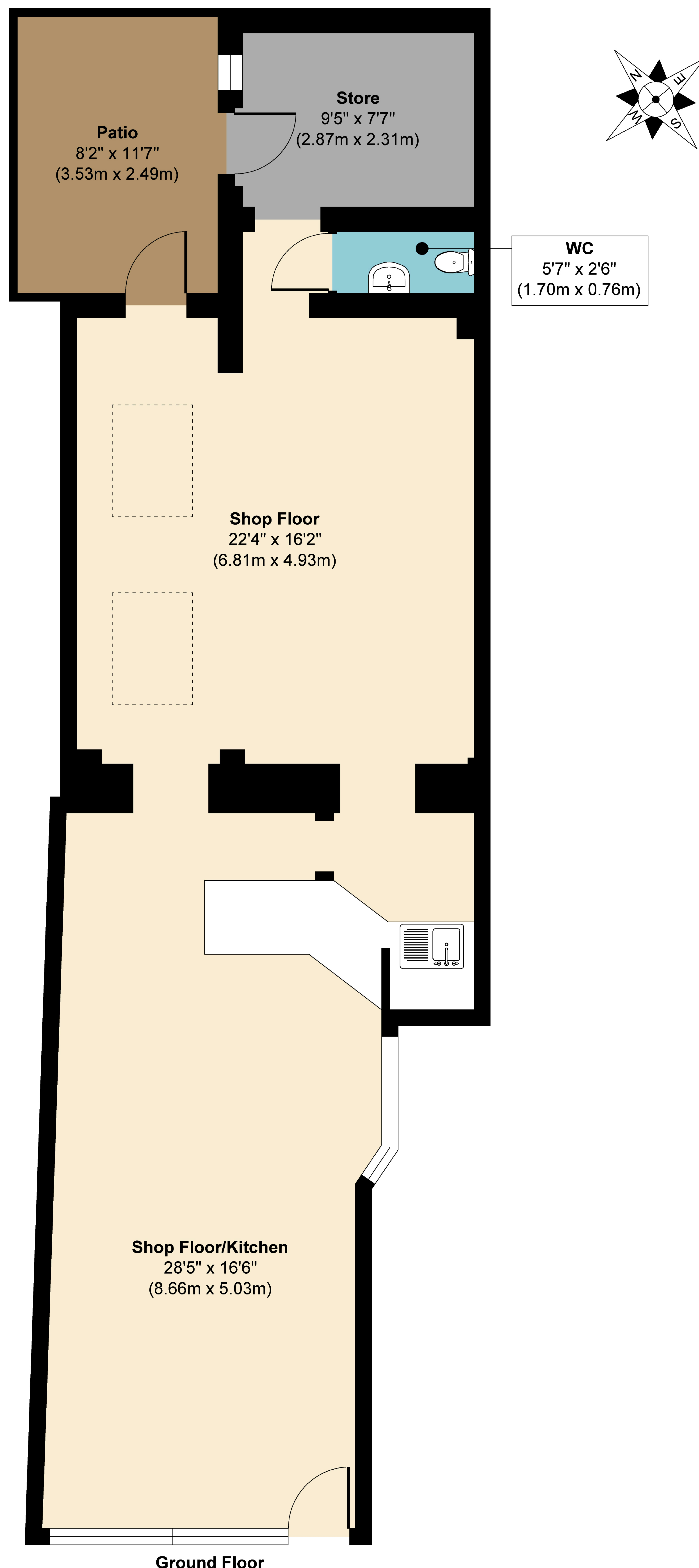
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**Approx. Gross Internal Floor Area 947 sq. ft / 88.00 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property