

# 214 Well Street, Hackney, London, E9 6QT

London Borough of Hackney  
Poole  
Road E9

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COMMERCIAL PROPERTY AGENTS  
**SHOP LEASE  
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HOWL



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## TO LET

Class E Retail / Leisure / Retail

762 sq ft / 70.8 sq m

£22,500 per annum

# A corner position shop with return frontage in a popular local shopping district



- Corner position
- Return frontage
- Modern internal fixtures and electric roller shutter
- Popular local shopping district with mix of retail, food and beverage
- Proximity to Hackney Central
- 8 minute walk to Homerton station, providing overground connections to Stratford and Kings Cross via Highbury & Islington

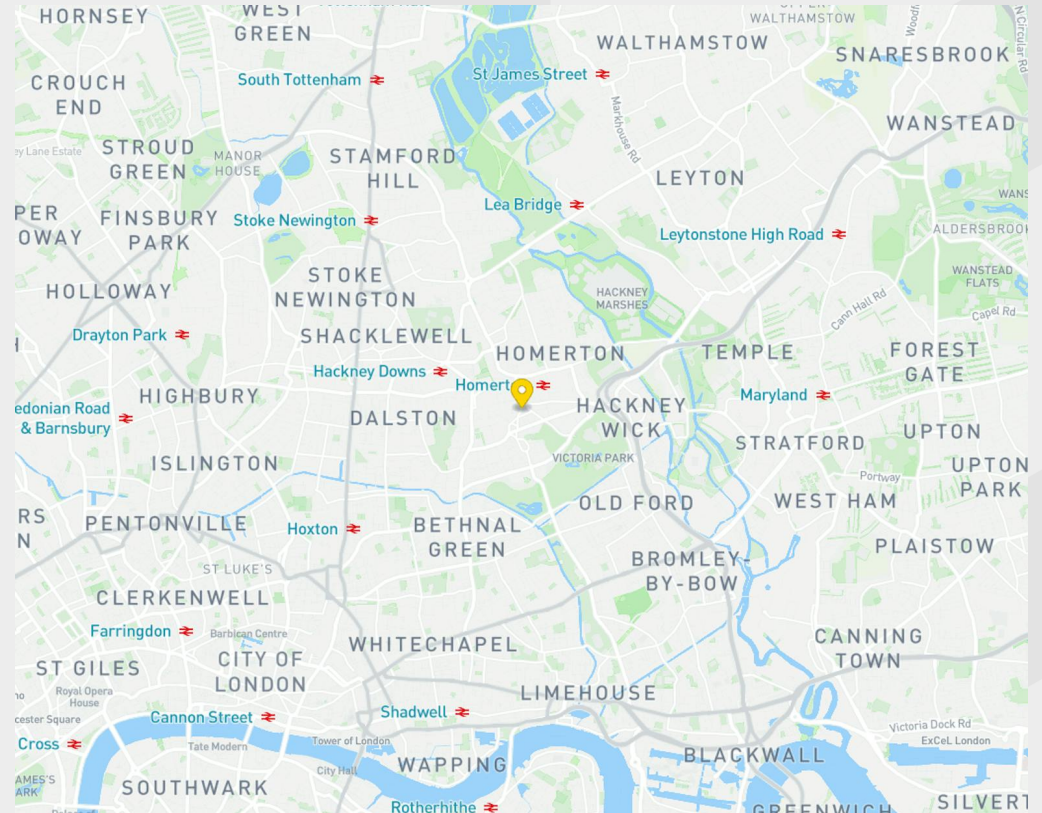


## Description

A recently refurbished ground floor shop, with corner position and return frontage, arranged as mostly open plan accommodation with WC to the rear. The space benefits from modern fixtures including contemporary lighting, hard-wearing floor and electric roller shutters. The space is available on a new lease for terms to be agreed and immediately available.

## Location

The property is situated in the middle part of a local retail parade close to the junction of Well Street and Valentine Road adjacent to Tesco. A variety of independent retailers, eateries and bars are represented in the immediate vicinity which is a popular local destination. Other attraction in proximity include Hackney Empire, Town Hall and Hackney Central area with live music venues. London Fields, Broadway Market and London College of Fashion East Campus are also close by.



## Accommodation / Availability

| Unit         | Sq ft      | Sq m         | Rates payable | Availability |
|--------------|------------|--------------|---------------|--------------|
| Ground       | 762        | 70.79        | £9,555 /annum | Available    |
| <b>Total</b> | <b>762</b> | <b>70.79</b> |               |              |

### Tenure

New Lease

### EPC

B (35)

### VAT

Applicable

### Configuration

Upon enquiry

### Contacts

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#### Further Information

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