



**TO LET**

**295 Mare Street,  
London, E8 1EJ**

**1,027 sq ft**

**Prominent Hackney retail  
opportunity**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



---

## Description

The Landlord will consider a range of retail and office tenants for this attractive unit.

However please note, the following uses will NOT be permitted ; restaurant or hot food takeaway, nor any use that require ventilators at the rear of the building. Nor would the Landlord allow hairdressing or pawn brokers.

All new leases subject to a minimum three month rental deposit, rent paid quarterly in advance and relevant financial status checks.

---

## Location

The property is situated on the west side of Mare Street opposite its junction with Morning Lane.

A wide variety of national brand retailers trade in close proximity including KFC, Iceland, JD Sports, Tesco superstore, Pizza Hut and Subway. The unit is also close to Hackney Town Hall and Hackney Empire Theatre.

Hackney Central (overground services) Rail Station is within easy walking distance and various bus routes are available on Mare Street.

---

## Key points

- Ground floor - 1,027 square feet
- Open plan layout
- Ideal for a range of retail and office occupiers
- New lease - direct from the Landlord
- Ready for occupation
- High footfall and prominent trading location
- Rental £40,000 per annum exclusive
- Close to Hackney Town Hall, Hackney Empire and a range of prominent retailers







---

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,027	95.41	Available

---

## Rents, Rates & Charges

Lease	New Lease
Rent	£40,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (56)

---

## Viewing & Further Information



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



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 29/11/2024