



**TO LET**

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

**1,027 sq ft**

**Prominent Hackney retail  
opportunity**



**VIDEO TOUR**

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## 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.

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## 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.

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## 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





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## Accommodation

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

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## Rents, Rates & Charges

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

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## Viewing & Further Information



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