

## PROMINENT COMMERCIAL PREMISES NEW LETTING OPPORTUNITY IN DALSTON E8



**101 Dalston Lane, Dalston, London E8 1NH**  
**Ground floor 3,357 sq ft**

### Location

Situated in the heart of Dalston equidistant to Hackney Downs and Dalston junction station surrounded by many other commercial and residential buildings. Most noticeably, Spandeli, co-op food ,Babsang restaurant, Angelina, The Snack Bar and The speakeasy. The location is in need of another grocer ( perhaps organic) of an amenity to service the abundance of residents in the vicinity.

### Description

An extensive retun frontage along Dalston lane gives the most prominent visibility on the street. The interior has very good celing height, a fully glazed frontage and blank canvas for office, showroom or retail outlet.

**Toubian Consulting, 7 Stratford Place, London W1C 1AY**

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## **Planning Use**

The premises has E class planning permission.

## **Area**

The property is arranged over ground floor only providing the following approximate net internal floor areas;

Ground Floor Area: 3,357sq.ft (311.87 sq.m)

## **Lease**

The property is available by way of a new full repairing and insuring lease for a term of 10 or 15 years, with 5 yearly rent reviews.

## **Rent**

£85,000 per annum exclusive plus VAT (if applicable).

## **Business Rates**

Please refer to London Borough of Hackney - 020 8356 5050.

## **Legal Costs**

Each party to bear their own legal costs incurred in this transaction.

## **Viewings & Further information**

Through Toubian Consulting. Contact David on 07775 627 204 / david@toubianconsulting.com

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### **Misrepresentation Act**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Toubian Consulting or any of its associated companies have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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