

INCORPORATING...

brian **dadd** commercial

TO LET

£14,995 PER ANNUM

- Ground floor lock-up shop
- Suitable for a variety of uses
- Approx 253 sq ft
- New lease

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

233 WELL STREET, HACKNEY, LONDON, E9 6RG



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

#### Location

The premises are located on an established commercial parade in Well Street, Hackney. Well Street is home to a Tesco supermarket and comprises a variety of shops, offices and eateries. The closest train stations are Homerton (Mildmay Line) and London Fields (Weaver Line).

#### Description

Comprising a ground floor lock-up shop which has traded as a hair salon for many years. The premises would suit a variety of occupiers and are more particularly described as follows:

Sales Area: 227 sq ft (21.1 sq m).

Kitchenette: 26 sq ft (2.4 sq m).

W/c.

All measurements quoted are approximate only.

#### Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £16,500 per annum.

#### Business Rates

Hackney Council have informed us of the following:

2023 Rateable Value: £7,500.00

2025/26 UBR: £0.499p

2025/26 Rates Payable: £3,742.50

Interested parties may benefit from Small Business Relief and are advised to contact the local authority to ascertain their rates liability.

#### Legal Costs

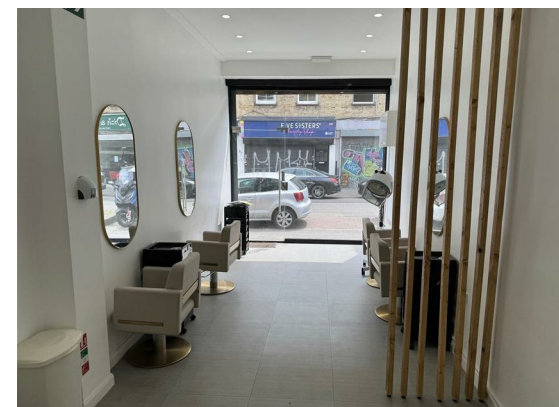
To be met by the incoming tenant.

#### Viewings

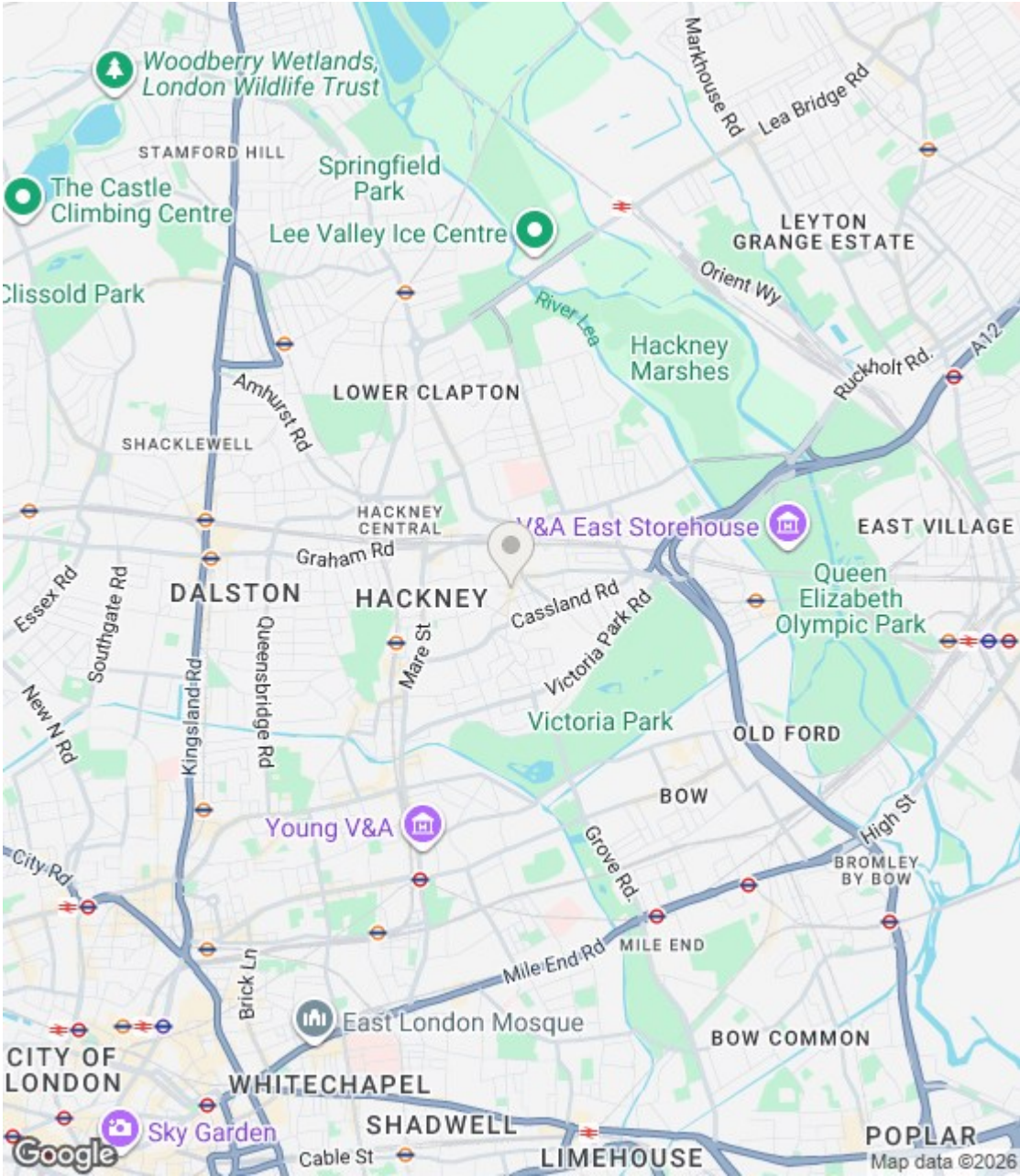
Strictly via sole agents, Clarke Hillyer on 0208 501 9220.


#### EPC

The premises have an EPC rating of D.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



CLARKE  
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EST 1885

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COMMERCIAL