

PRIME PREMISES TO LET

1-3 AMHURST ROAD

LONDON E8

Adjacent to Hackney Central Station

LOCATION

The property is located in a prominent position on Amhurst Road, close to the junction with Mare Street and next to Hackney Central Station.

Operators in the vicinity include TK Maxx, Costa Coffee, Oslo Bar & Restaurant and Marks & Spencer.

ACCOMMODATION

The premises are arranged over ground and basement floors, benefiting from the following approximate areas:

Ground Floor	1,102 sq / ft
Ground Floor Covered Yard	132 sq / ft
Basement	935 sq / ft

*additional space may be available, further information available on request.

LEASE

A new lease is to be made available for a term to be agreed, to be contracted outside the L&T Act.

RENT

£90,000 per annum exclusive.



RATES

The property is to be reassessed. Interested parties are advised to make their own enquires with the Local Authority.

USE

The premises benefit from having an E Class use. A variety of uses will be considered.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction.

EPC:

Available on request.

VIEWING

Viewings to be arranged strictly through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler: ofowler@blb.uk.com

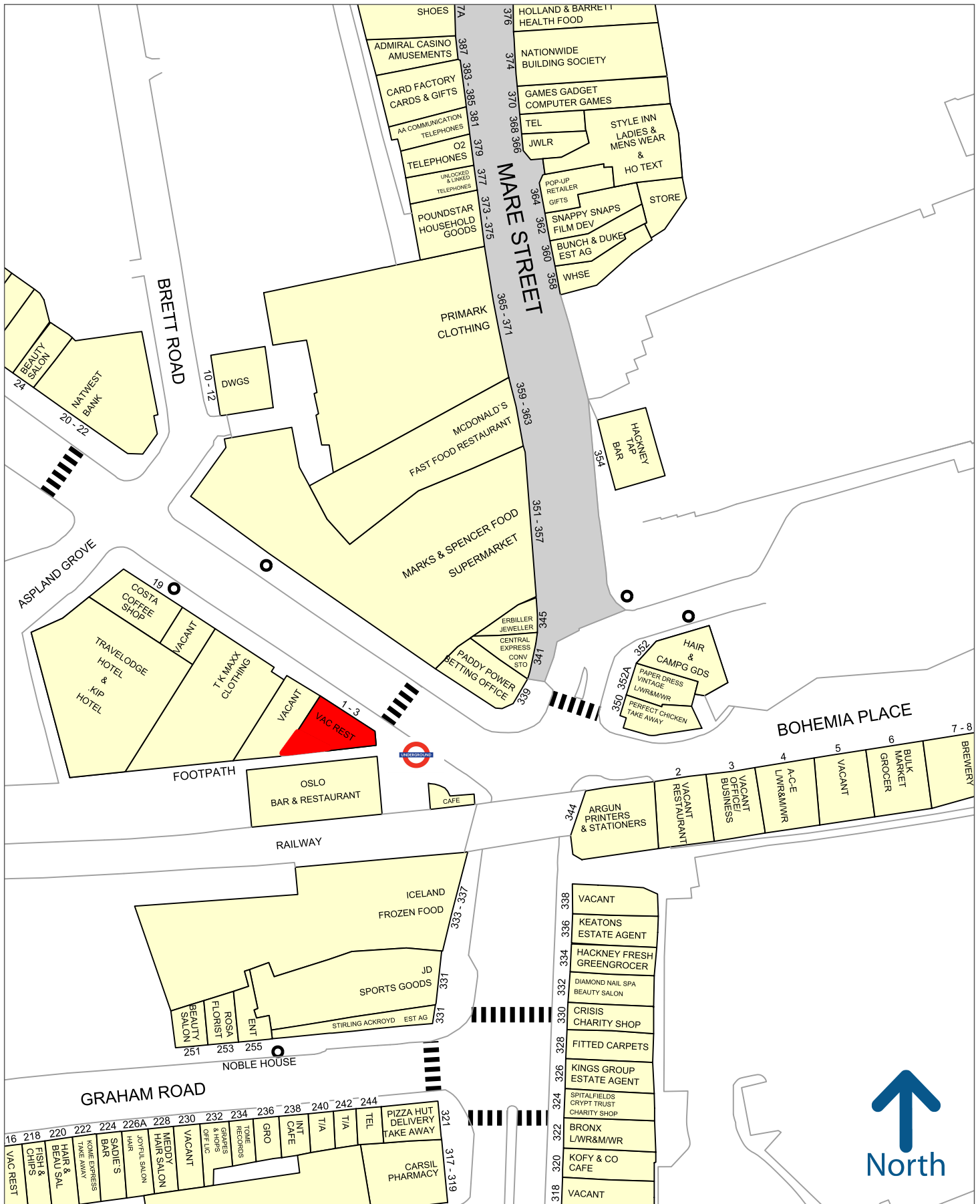
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 24/08/2022

Created By: Blanchflower Lloyd Baxter



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