

PRIME PREMISES TO LET

5 AMHURST ROAD

LONDON E8

Close to Hackney Central Station

LOCATION

The property is located on the south side of Amhurst Road, close to its junction with Mare Street and very close to Hackney Central Station. The premises are located next door to TK Maxx and opposite Marks & Spencer. Other nearby occupiers include Costa Coffee and Oslo Bar & Restaurant.

ACCOMMODATION

The premises are laid out over ground and basement floors and has the benefit of a private courtyard garden.

Ground Floor	540 sq / ft
Courtyard / Garden	365 sq / ft
Basement	675 sq / ft

LEASE

The premises are available on a new lease for a term to be agreed, the lease is to be contracted outside the Landlord & Tenant Act.

RENT

£47,500 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 through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler: ofowler@blb.uk.com

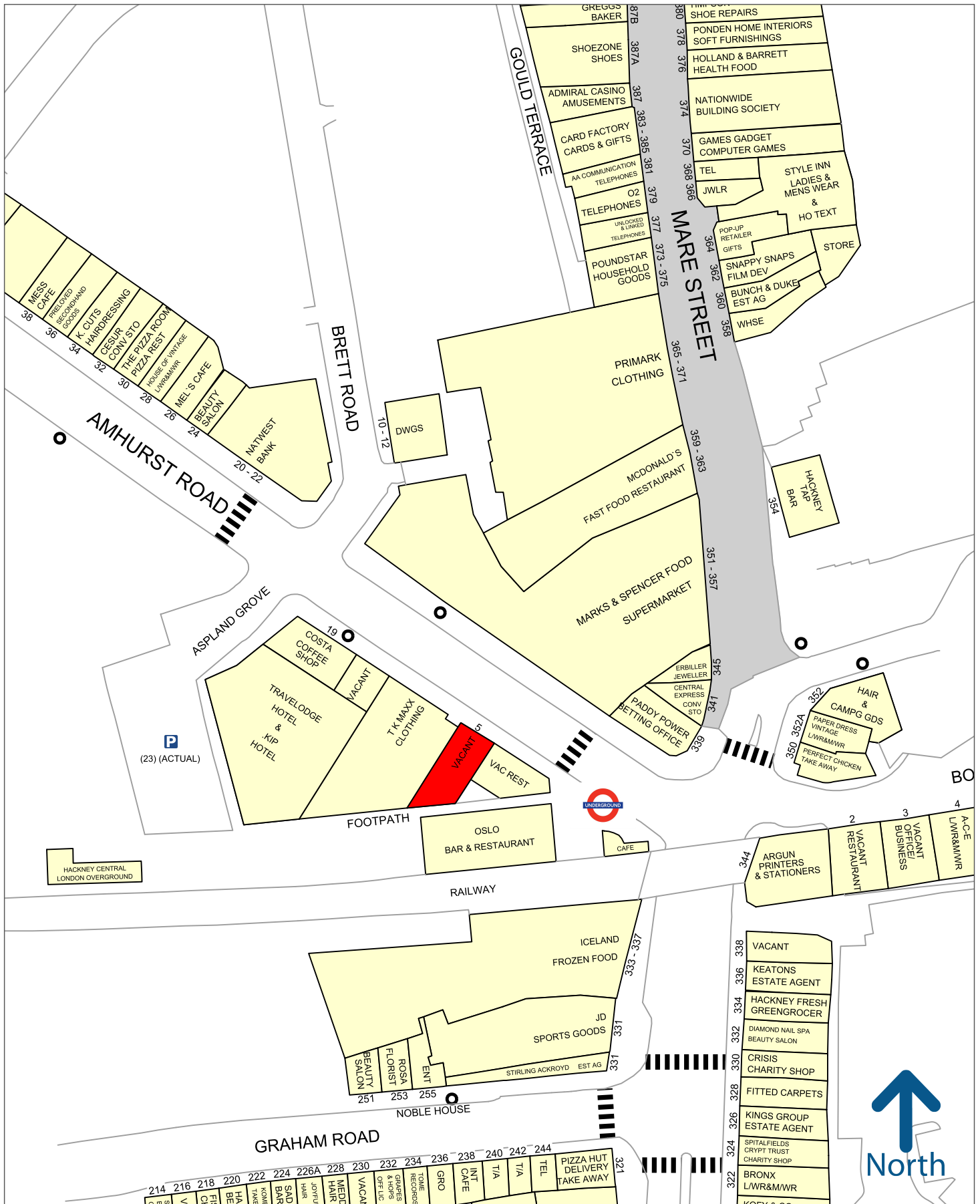
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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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