



**BLANCHFLOWER
LLOYD BAXTER**

PRIME HACKNEY LEASE FOR SALE 51 WILTON WAY, LONDON, E8



LOCATION

The premises are located in prominent position on the corner of Wilton Way and Navarino Road. Wilton Way is a charming road in Hackney, a short walk from both Hackney Central and Dalston Junction Stations.

The immediate area has an attractive range of independent operators including Wilton Way Deli, Wilton Way Gallery, Sesta Restaurant, Toppers of Hackney and Violet Cakes.

ACCOMMODATION

The premises are arranged over ground and basement providing the following approximate areas:

Ground Floor	879 sq ft
Basement	356 sq ft

LEASE

The lease is held on a term of 15 years from September 2024, the next rent review is in September 2029.

RENT

£45,000 per annum exclusive.

PREMIUM

Premium offers of £120,000 are invited.

USE

A variety of uses within Class E of Use Classes Order will be considered.

RATES

Rateable Value	£33,500
Rates Payable 25/26	£16,717 per annum

Please note that interested parties may qualify for rates relief and are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Both sides to pay their own legal costs in connection with the transaction.

EPC

Available on request.

TIMING

Immediate.

VIEWING

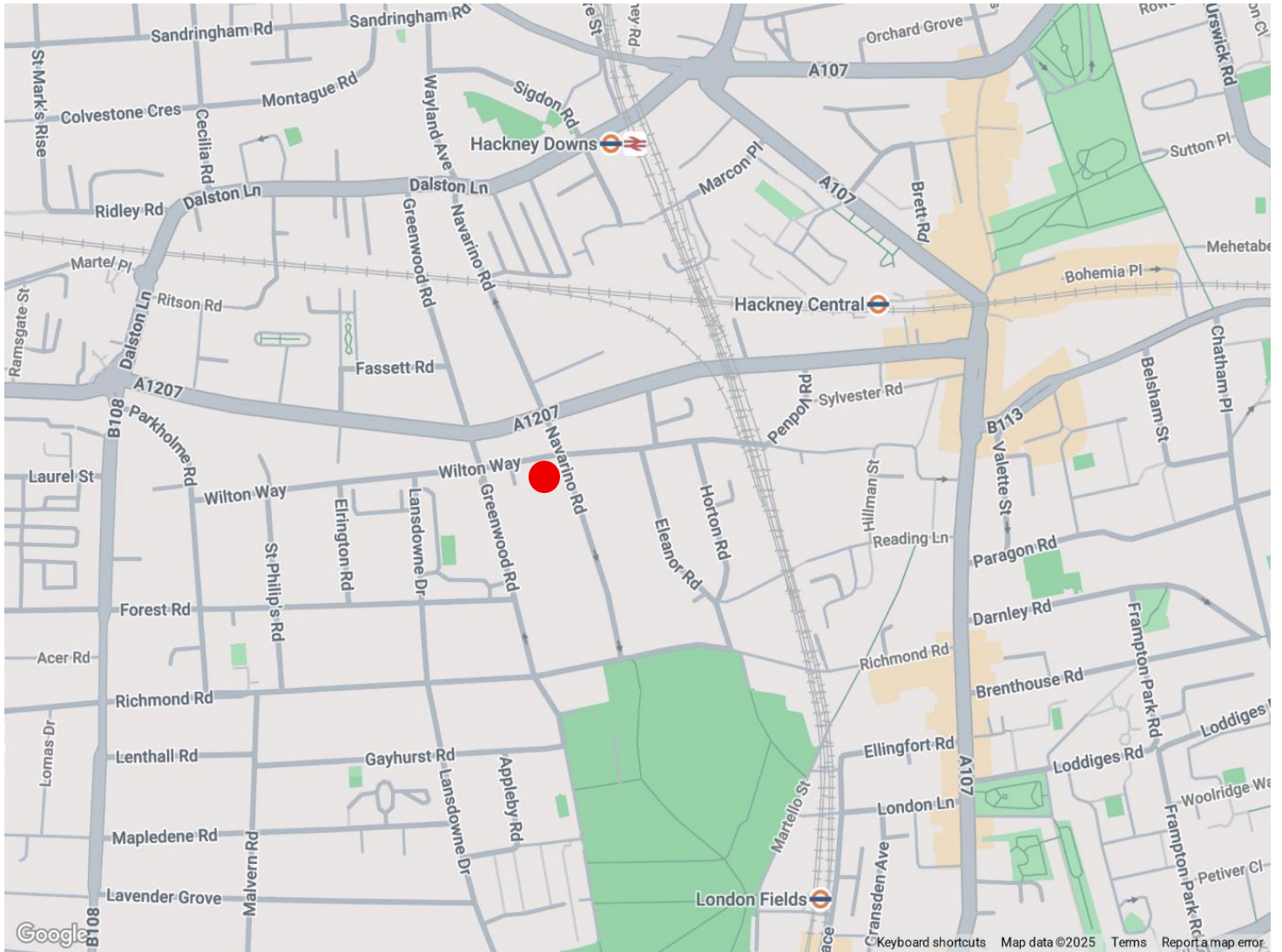
Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler
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Tel: 07766 760 057
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2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

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



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