

# Ground Floor Shop - Dalston, E8

TO LET

509 Kingsland Road,  
Dalston, E8 4AR

**Harston&Co**

For more information call us  
on 020 3371 0061





## Highlights

- Ground floor shop approximately 502 square feet (46.59 square metres)
- Approximately 120 yards from Dalston Junction
- Available with a new lease and no premium
- Incentives available
- EPC Rating – D

## Location

The property is located on Kingsland Road (A10) close to crossroads with Dalston Lane and Balls Pond Road. Dalston Junction railway station is approximately 120 yards away and is on the Overground East London line. Dalston Kingsland railway station is approximately 0.2 miles away and is serviced by the Overground North London Line. The area is well served by buses. Nearby occupiers include Suzuki Motoden, Tesco Express, Creams, Anytime Fitness and Subway.

## Description

A ground floor lock-up shop which we understand previously traded as a hairdressers and beauty salon. It is approximately 502 square feet (46.59 square metres). The property benefits from an electric shutter and w/c.

## Business Rates

Ratable Value: £13,750

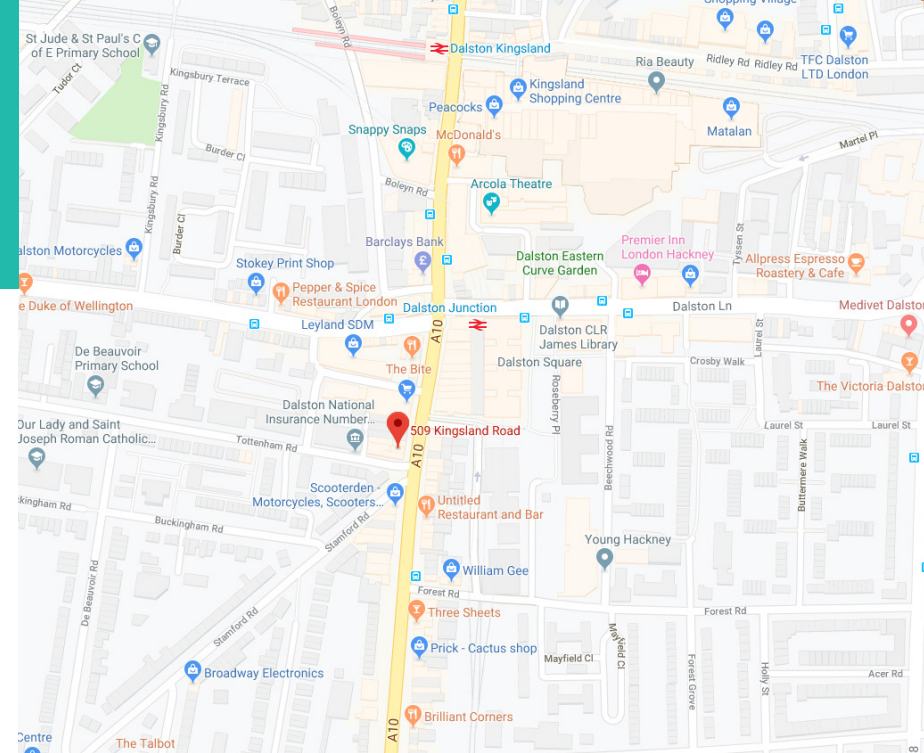
UBR (2019/20): 0.491

Rates Payable: £6,751.25

Interested tenants are advised to check with Hackney business rates department to independently verify the rates applicable for their intended use.

## Terms

The property is available with new lease at £25,000 per annum with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£25,000 per annum

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