



27 RIDLEY ROAD

LONDON, E8 2NP

£45,000 PER ANNUM
SHOP TO LET

- Prominent commercial unit arranged over ground floor and basement
- Located in the heart of Ridley Road Market, within the popular inner London district of Dalston, Hackney
- Approximate total floor area 1,896 square feet (176.1 square metres) plus yard
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - C

Harston & Co

Location

The property is located in the heart of Ridley Road Market, within the popular inner London district of Dalston, in the London Borough of Hackney. Dalston is well-connected due to its prime position just 4 miles north-east of Charing Cross. Kingsland High Street (A10) is 0.1 miles to the west and is one of the main arterial roads out of London that begins in Central London and travels north through Cambridge and ends in King's Lynn. The A12 is 1.7 miles to the east and the A1 is 1.8 miles to the west.

The area is well served by public transport. Dalston Kingsland is 0.1 miles from the property whilst Dalston Junction is 0.2 miles away, both of which are on the London Overground. There are regular bus services that facilitate the area, providing access to Central London and all other local points of interest.

Please note all times and distances given are approximate only.

Description

A prominent commercial unit arranged over ground floor and basement. The unit has an approximate total floor area 1,896 square feet (176.1 square metres) plus yard, as follows:

Ground Floor: 955 square feet (88.7 square metres)

Basement: 941 square feet (87.4 square metres)

Yard: 173 square feet (16.1 square metres)

Please note that the sizes given have been provided by the seller and are approximate only. All interested parties are advised to rely on their own inspection and survey.

The property is to be offered in shell condition ready for the incoming tenant to fit out.

Business Rates

2026 Ratable Value: £28,000

UBR (2026/27): 38.2p/£

Rates Payable: £10,696

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Hackney business rates department.

Terms

The property is available with a new FRI lease at £45,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.

Viewings

Viewings are strictly by appointment through Harston&Co.



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