

Est. 1955

Tarn &Tarn

493 HACKNEY ROAD,
CAMBRIDGE HEATH,
LONDON,
E2 9ED

HIGH STREET RETAIL
PREMISES WITH
DOUBLE FRONTAGE
832 FT²



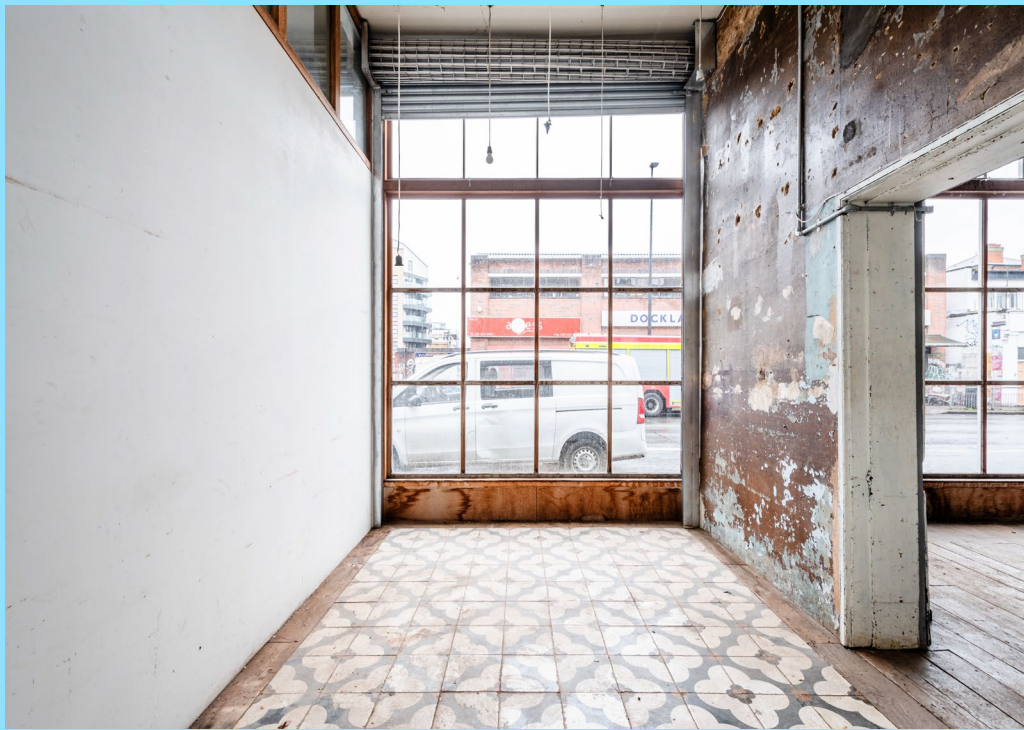
DESCRIPTION

The available accommodation is a self-contained ground and basement retail unit. It boasts a double shopfront, a high ceiling, plenty of period features, as well as WC facilities and a kitchenette. This versatile unit is suitable for a variety of E-Use Class businesses, with the exception of restaurant use.

SUMMARY

- Double Shopfront
- Prominent Location
- Large Shopfront
- Electric Shutters
- Side Entrance
- Large Skylight
- Great Natural Light
- Heavy Footfall
- Good Transport Links
- Generous Ceiling Height








LOCATION

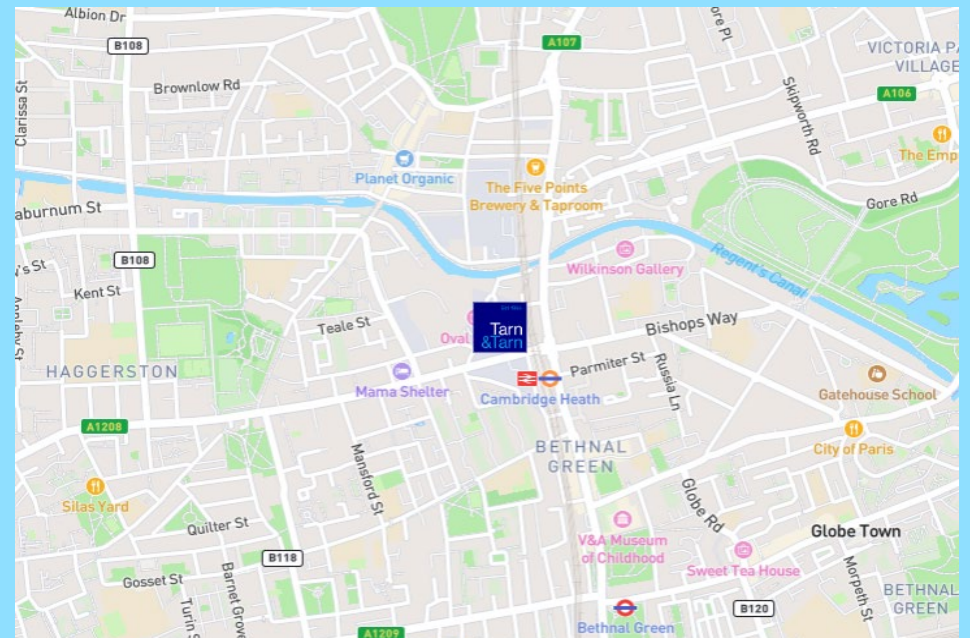
THE AREA

This former builders merchants shop is located on the north side of Hackney Road, near the junction with Cambridge Heath Road. The street has become increasingly popular among young and trendy locals, thanks to the recent addition of new art galleries and fashion retailers. Moreover, the area offers convenient access to London Transport bus and train services, with the nearest Overground station being Cambridge Heath.



TRANSPORT

-  Cambridge Heath (2-minute walk) – **Overground Line**
-  Bethnal Green (9-minute walk) – **Central Line**
-  London Fields (15-minute walk) – **Overground Line**



ACCOMMODATION

| FLOOR | FT ² | RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES | TOTAL YEAR |
|--------------|-----------------|----------------|----------------|------------------|-------------------|
| Ground Floor | 605 | | | | |
| Basement | 218 | | | | |
| TOTAL | 823 | £35,000 | TBC | £6,362.25 | £41,362.25 |

BUILDING INSURANCE

Current Cost: TBC

VAT

Not Applicable

EPC

Upon Enquiry

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

LOCAL AUTHORITY

London Borough of Tower Hamlets

LEGAL COSTS

Each party to bear their own costs



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&Tarn

VIEWINGS

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