

## Confidential Lease for Sale



### 6 Kingsland High Street London E8 2JP

#### Location

The premises are situated in a very busy retail location, close to it's junction Dalston Lane. Dalston Junction London Overground station is close by

#### Accommodation

The property is well appointed throughout, with suspended ceilings & air conditioning.

The property has the following approx. dimensions & net floor areas.

Net Frontage:	16' 9"	(5.2m)
Ground Floor:	525sqft	49sqm
Basement:	475sqft	44sqm

#### Lease

The premises are held on a proportional FR&I lease inside the Act, for a term of 12 years from July 2007.

New lease, or revisionary lease available

#### Rent

**£41,500pax**

#### Premium

**Offers invited**

#### Use

Planning consent granted for A1

#### Rates

Rateable Value	£15,750
Rates Payable (2017/18)	£7,860pa

#### Legal Costs

Each side is to pay its own legal costs.

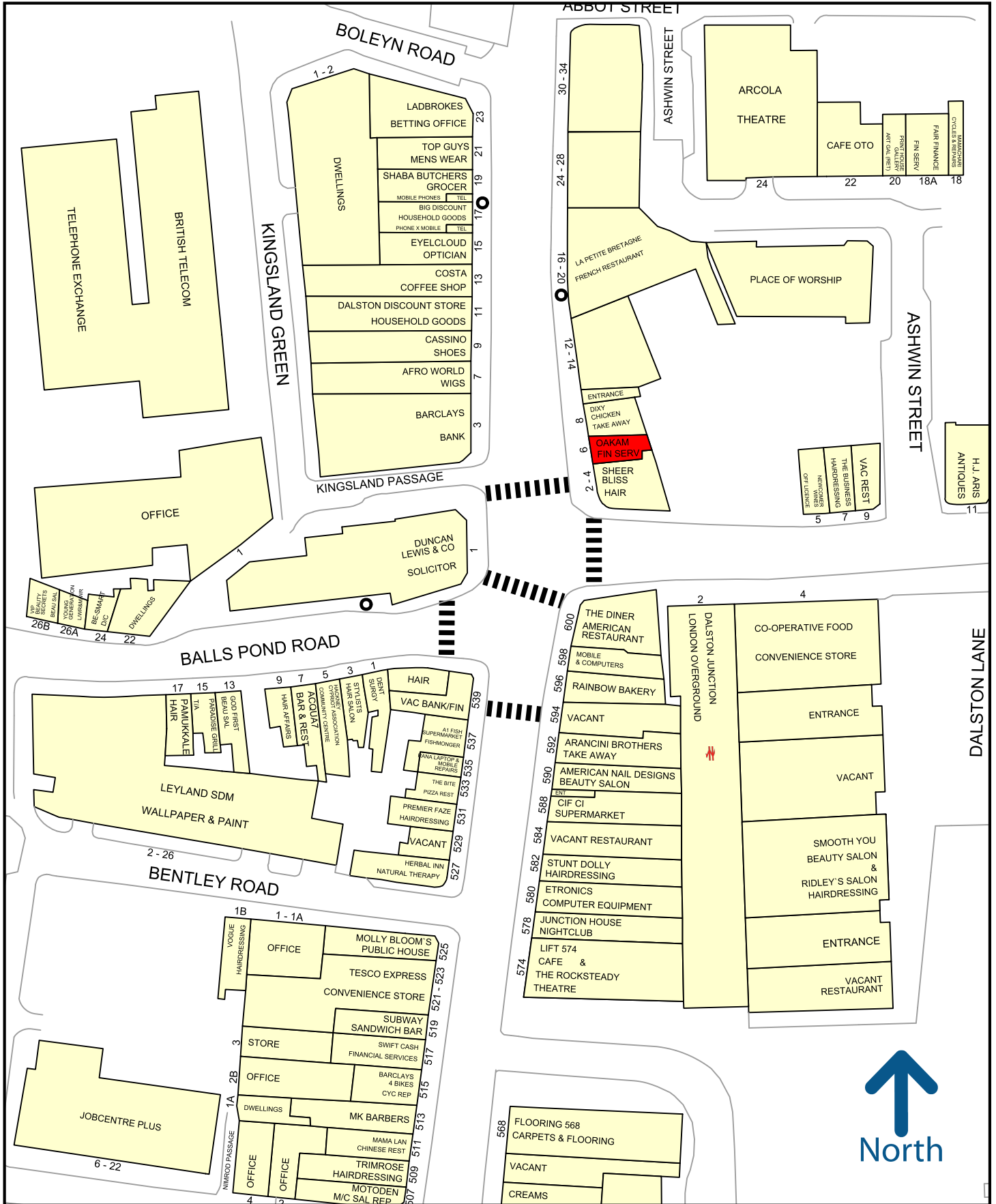
#### Viewing

This is a confidential disposal, no inspection should be carried out without prior arrangement, and no approach should be made to any member of staff.

By prior appointment

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Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.



Experian Goad Plan Created: 27/04/2018  
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