



50 Lower Clapton Road

Lower Clapton, London, E5 0RN

Fully Equipped Cafe Premises

552 sq ft
(51.28 sq m)

- Security Shutters
- Kitchen
- WC Facilities
- Heat Extraction in Place
- AC

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Summary

Available Size	552 sq ft
Rent	£25,000 per annum
Rates Payable	£600 per annum
Service Charge	N/A
EPC Rating	C

Description

This commercial premises is a self-contained retail unit, spanning across the ground floor and basement of a mixed-use building. It features a fully equipped kitchen in the basement, outfitted with a heat extraction system and various fixtures and fittings. The unit also benefits from WC facilities, air conditioning, and electric security shutters. This unit is ideal for a variety of E-Class businesses seeking a new location in Lower Clapton.

Location

This property is located on the South side of Lower Clapton Road, near the intersection with Median Road. It's a convenient 5-minute walk from Homerton Overground Station, offering easy access to Stratford, North London areas such as Islington and Camden, as well as South London areas like Richmond and Clapham Junction. Both Hackney Downs and Hackney Central Overground Stations are within walking distance, and the area is well-connected by local bus routes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Total year	Availability
Unit - GF & Basement	552	51.28	£25,000 per annum	£6,505.75 /annum	£31,505.75	Available
Total	552	51.28			£31,505.75	

Viewings

Strictly by appointment only.

Terms

A new FRI Lease to be contracted outside the Landlord and Tenant Act of 1954

VAT

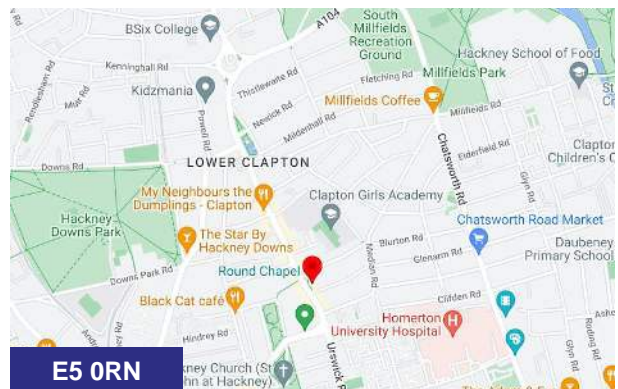
Not Applicable

Legal Costs

Each party to bear their own costs.

Building Insurance

TBC



Viewing & Further Information

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