

Est.1955

Tarn
&Tarn

237 MARE STREET
LONDON FIELDS
LONDON
E8 3NS

INCOME-
PRODUCING E-
CLASS PREMISES
1,404 FT²



DESCRIPTION

The available asset is a self-contained retail premises spanning the ground floor and basement levels of a mixed-use building in the vibrant London Fields area. The property benefits from good natural light, strong transport connectivity, and high footfall, making it an attractive location for businesses. The lease for the property has recently been renewed with an established nail salon operator who has been a tenant for over a decade. The new lease term extends for a further 15 years and is outside the Landlord and Tenant Act 1954. The property secures a passing rent of £30,000 per annum.

SUMMARY

- High footfall Location
- Excellent Transport Links
- Good Ceiling Height
- Electric Security Shutters
- Long Leasehold – 999 Year Lease






LOCATION

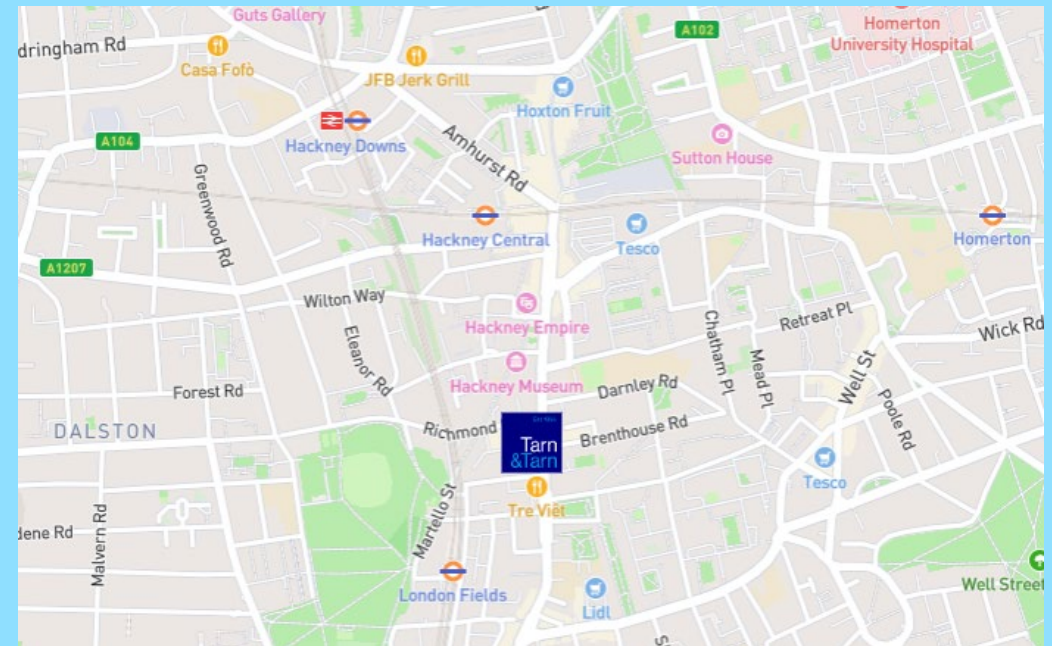
THE AREA

The property is situated in a prominent position of Mare Street, benefiting from excellent transport links. London Fields Overground station is a short two-hundred-meter walk away, offering regular 10-minute journeys to Liverpool Street. Additionally, Hackney Central Overground Station is within walking distance, granting easy access to various London Underground Stations. Notably, Highbury & Islington is a quick 7-minute train ride West from Hackney Central, while Stratford lies just 13 minutes to the East.



TRANSPORT

-  London Fields (4-minute walk) - **Overground Line**
-  Hackney Central (9-minute walk) – **Overground Line**
-  Hackney Down (16-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground Floor & Basement	1,404	130.44
TOTAL	1,404	130.44

TERMS

Sale Terms: Long Leasehold of 999 Years

TENANCY DETAILS

Nature of the business: Established Nail and Beauty Operator

Lease: 15 Year Lease Outside the Act 1954 - Renewal

Passing Rent: £30,000 per annum

VAT

Not Applicable

SUMMARY

Available size	1,404 FT ²
Price	Offers in the region of £520,000
Legal Fees	Each party to bear their own costs
Ground Rent	Peppercorn
EPC Rating	Upon Enquiry

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney



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VIEWINGS

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