



70 Chatsworth Road, London, E5 0LS

Shop | Office | Medical Use

AREA: 450 sq.ft (42 sq.m) approx. | **RENT:** £24,500 PAX

LOCATION:

The property is located on the East side of Chatsworth Road. Chatsworth Road has a good variety of local and independent retailers, restaurants and bars, whilst the local area is predominately residential. Transport links are good with Hackney Central and Homerton Overground Stations located nearby as well as numerous bus routes running along Lower Clapton Road. Chatsworth Road benefits from a weekly market which takes place most Sundays. This brings in further weekend trade to the road.

DESCRIPTION:

The property is arranged over the ground floor only which has been recently refurbished to a high standard. The premises benefits from a glazed retail frontage and open plan ground floor with a WC and kitchenette to the rear. The unit benefits from good natural light and has herringbone wooden flooring throughout and good ceiling height.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	450	42
TOTAL	450 sq.ft	42 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Excellent Natural Light
- Newly Refurbished
- Good Ceiling Height
- Self Contained
- Kitchentte/WC
- Exposed Brickwork
- Herringbone Wooden Floors
- Glazed Retail Frontage

TERMS:

RENT: £24,500 PAX

RATES PAYABLE: Each party is advised to contact the relevant local council (TBA).

VAT: Not applicable (TBC).

SERVICE CHARGE: Low Cost

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

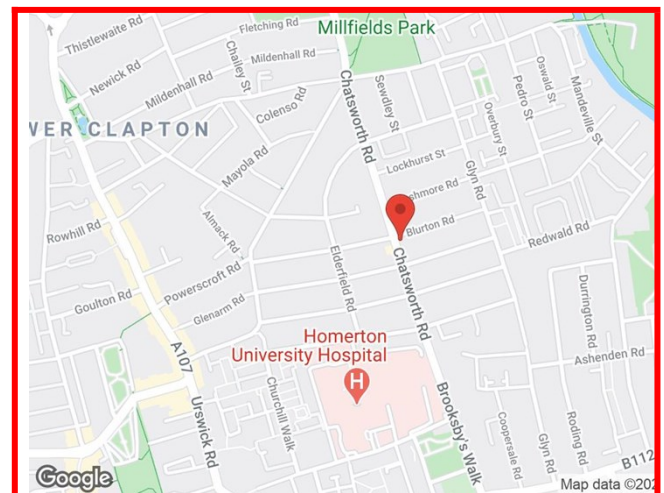
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