

# Hackney

186 Well Street, London, E9 6QT



## TO LET

**768 SQ FT**  
(71.35 SQ M)

**£19,500 PER ANNUM**

Retail shop in good repairing condition in popular local retail destination

- Popular local destination
- Electric roller shutter
- Full height basement
- Class E use
- Prominent position

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## Description

Ground floor lock up shop arranged as mostly open plan accommodation with kitchen and WC to the rear. The property also benefits from a basement which has been dug down to create an ancillary space.

## Location

The property is situated in a prominent position forming part of a busy parade close to the junction of Well Street and Valentine Road adjacent to Tesco. A wide variety of independent retailers are represented in the immediate vicinity including which is a popular local shopping destination.

Recent investment in the local area has seen a number of new build residential schemes erected nearby and neighbouring Chatham Place, E9 is soon to become part of the Hackney Fashion Hub. This project will see the development of 75,000 sq ft of new retail space and the marketing of the area as a Bicester Village style outlet destination.

## Directions

Well placed for transport links with several bus routes along Valentine Road/Well Street into Stratford Town Centre and the City. There are also good road links to the A12 and A10.

## VAT

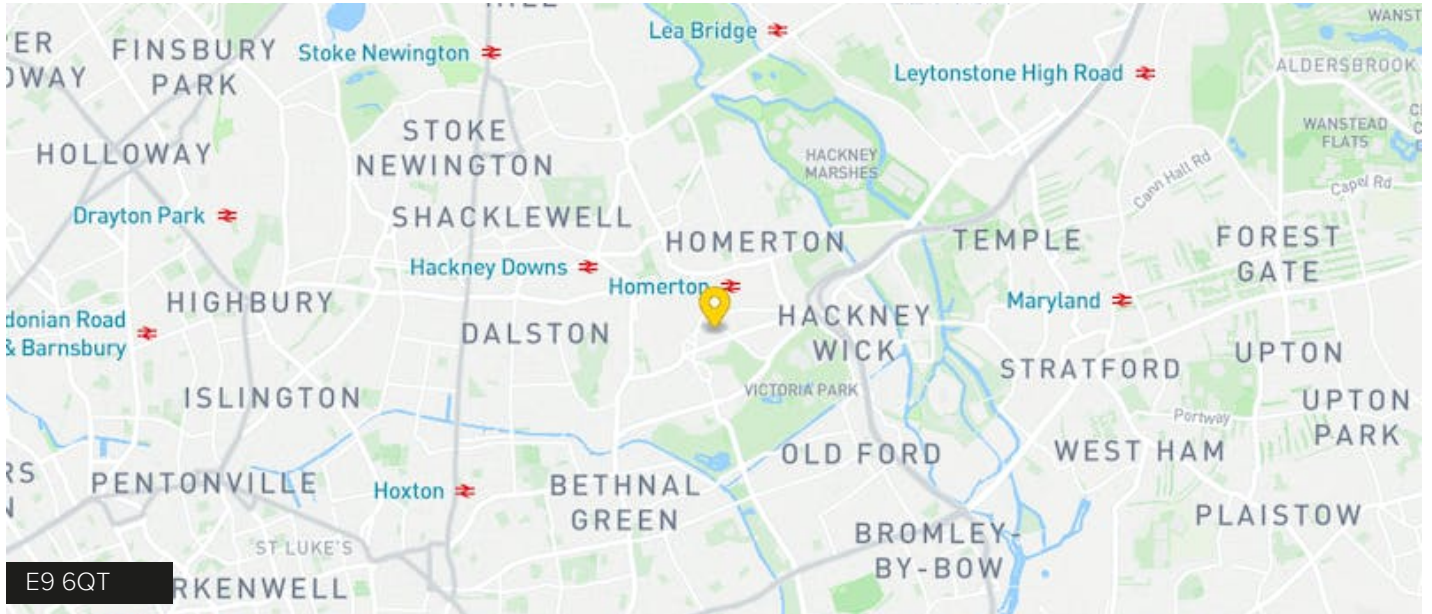
Property is elected for VAT, and this will be payable on the rent

## Business Rates

Rateable Value £14,500

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## Accommodation

Name	sq ft	sq m	Availability
Ground	768	71.35	Available
Basement	869	80.73	Available
Total	1,637	152.08	

## Configuration

Upon Enquiry

## Tenure

New Lease

## EPC

D (89)

## VAT

Applicable

## Contacts

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