

## TO LET

### Retail & Business Uses

225 Mare Street  
London E8 3QE

#### Key information

- ☐ Class E Premises
- ☐ Ideal for a Range of Retail and Business Uses
- ☐ Shop with return frontage
- ☐ Busy location
- ☐ Toilet and kitchen
- ☐ Security shutters to all windows

#### Contact

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## Location

The property is located on the corner of Mare Street (A107) and London Lane. It is south of the main retail core around Hackney Central Station.

The local area is popular with many cafes, restaurants and local shopping. Hackney Empire and Hackney Picturehouse are nearby.

The nearest public transport is London Fields Station and numerous bus routes immediately outside the property.

## Description

This property, which was last used as a local credit bank, is on the ground floor of a residential property.

It features display windows onto Mare Street and London Lane. The former tenants fit out is to be removed and unit will be "white boxed."

Electricity, water and sewerage are all present, but gas will not be installed. The current kitchen and toilet will be retained.

## Tenure

The property is available on a new lease directly from the freeholder, at a quoting rent of £29,500 per annum, exclusive of VAT.

## Use

The Landlord will consider any use, subject to detail and planning.

## EPC

Energy Performance Asset Rating – D

## VAT

All figures quoted are exclusive for Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

The property is currently assessed as a shop and premises. We are advised that the Rateable Value for the property is £24,250

The UBR for 2025/26 is 49.9p In the £.

Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.

## Viewing

Strictly via the sole letting agent only.



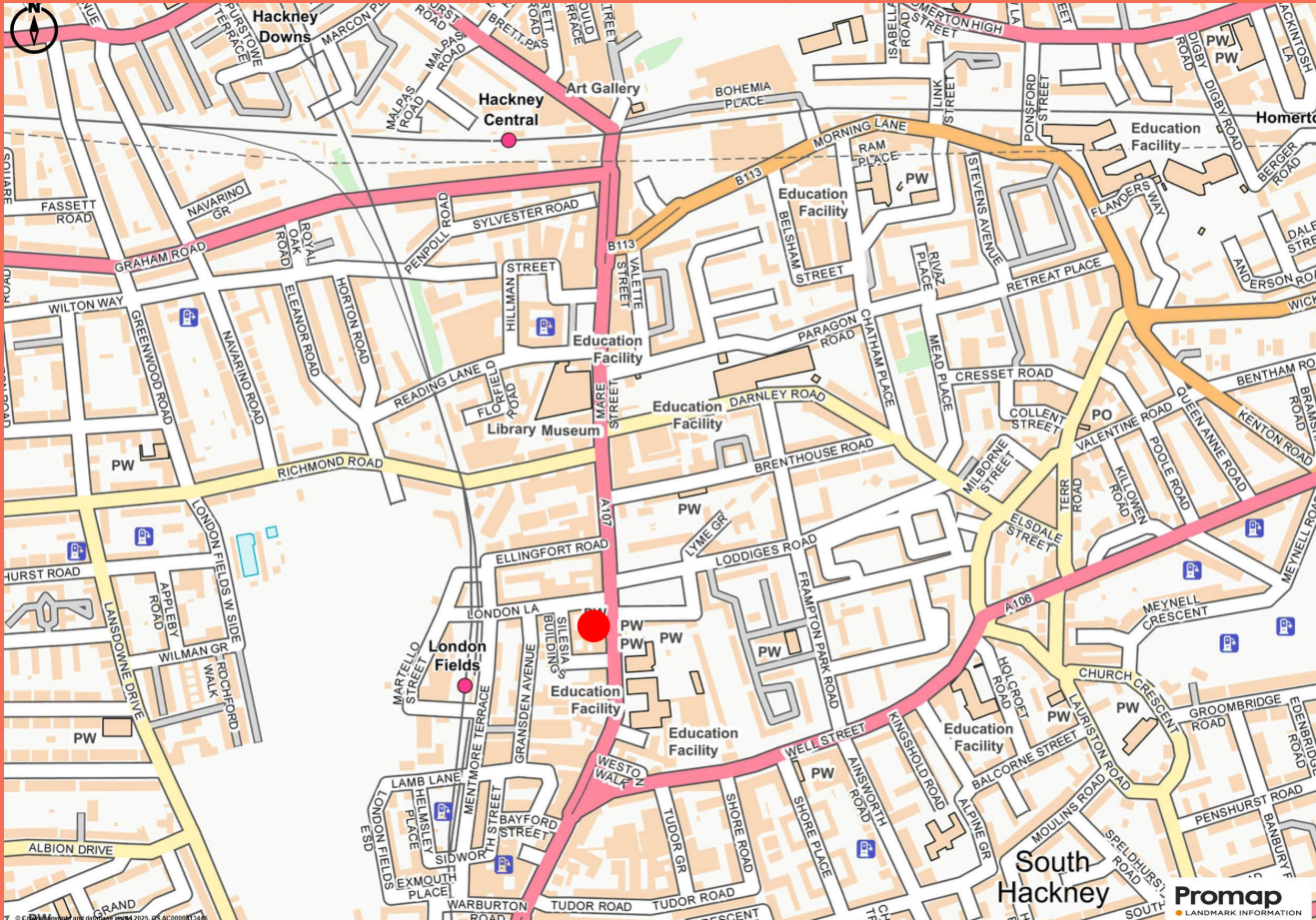


Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	68.9	742
<b>Total</b>	<b>68.9</b>	<b>742</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



For further details contact:  
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- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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