



To let

Retail or Coffee Unit
Dalston Junction Station, E8

Places
for
London

The TfL Property
Company

Dalston is an area in East London, home to Dalston Junction, an inter-modal rail and bus transport hub. Located at the crossroads of Dalston Lane, Kingsland Road, and Balls Pond Road, the station is part of Zone 2 and serves the London Overground East London line..

The unit, located inside Dalston Junction station near the Kingsland Road exit, captures high commuter footfall. It's a prime opportunity for local independents or national retailers to capitalize on daily trade..

Zone 2

London Underground station

5.2million

Annual Station Footfall



Description:

The unit has a straightforward configuration and is partially fitted, available for immediate occupation.

Unit Size:

368 sq ft (34.18 sq m).

Services:

Power (100 A TPN), Water & Drainage.

Usage:

Retail, Coffee, Grab & Go or Services.

Lease:

5-year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent of £20,000 per annum or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

Victoria Davies
victoria.davies@eur.cushwake.com

Matthew Englender
matthew.englender@cushwake.com

