



TO LET – RETAIL UNIT

DALSTON JUNCTION STATION, E8 3DE

To Let:

- The unit is located inside the station by the exit to Kingsland Road.
- Unit captures footfall entering and exiting the station.
- Opportunity for a new occupier to capitalise on commuter trade.
- Great opportunity for a local independent or national retailer.

Location:

Dalston is an area of East London. Dalston Junction is an inter-modal rail and bus transport interchange in Dalston, London. It is located at the crossroads of Dalston Lane, Kingsland Road and Balls Pond Road. The station served by London Overground East London line and is in Zone 2.

**London
Underground**

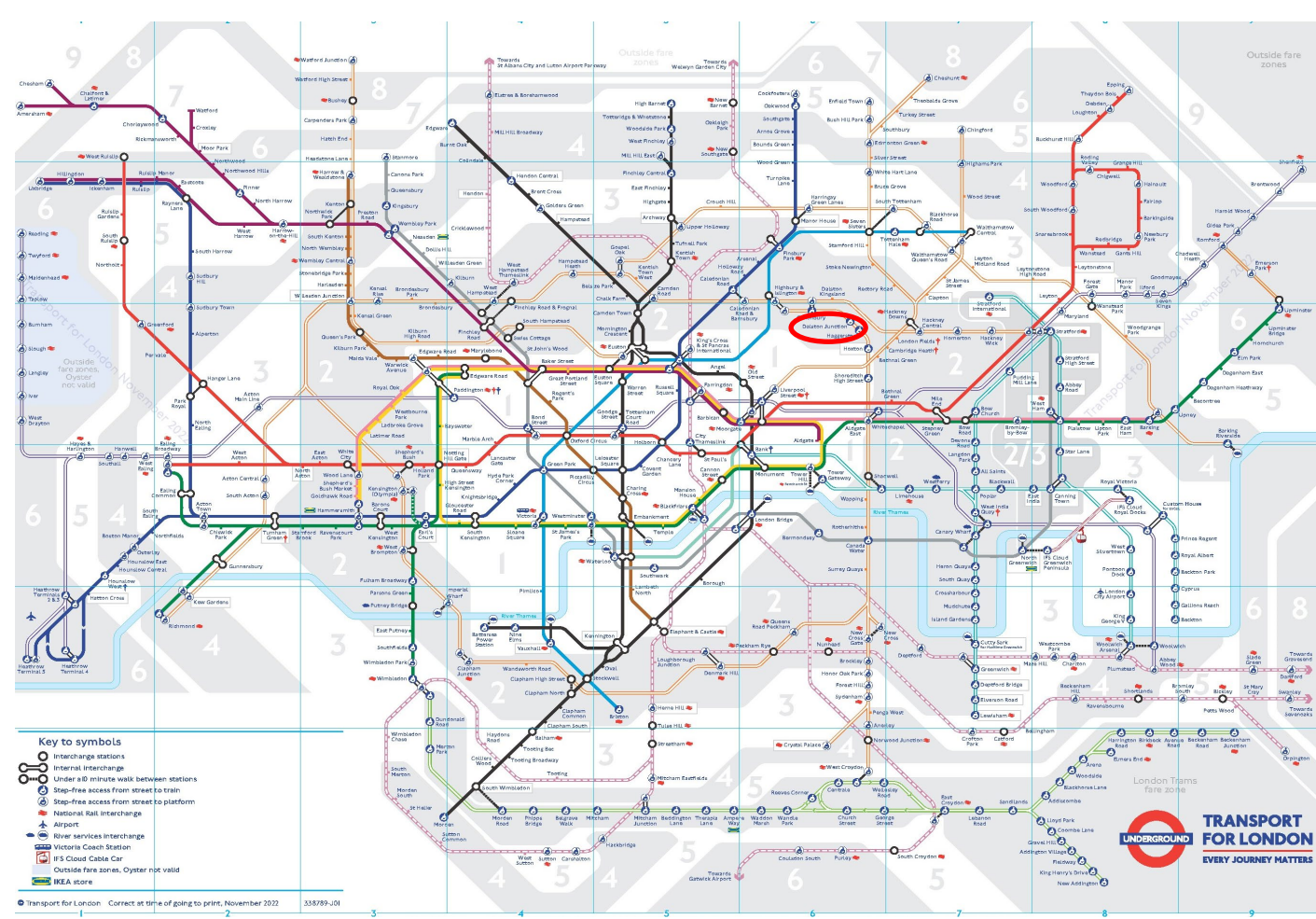
Zone 2

5.29 million

Annual Station Footfall



Transport
for London



Description:

The unit is in a good condition and a good regular shape, suitable for a range of uses. The unit benefits from double doors, there is a sink already installed within the unit.

Unit Size:

Total - 368 sq ft (34.18 sq m)

Services:

- Power (100AMP SPN)
- Water & Drainage

Usage:

- Food and beverage
- Retail
- Services

Lease:

- 5- or 10-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent:

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

Rates:

Current rateable value (1st April 2023-present) £12,750
 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.



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Transport for London

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