

**SHOP TO LET ON BUSY DALSTON LANE  
(CLOSE TO AMHURST ROAD JUNCTION)**

**APPROX 630 SQ.FT./58.74 SQ.M.  
including basement**

**246 DALSTON LANE, LONDON E8 1JG**



**Location**

This shop is located on the south side of Dalston Lane in a prominent main road position on the A107 and is close to the busy Amhurst Road junction, with Mare Street also nearby. Opposite is a residential development being regenerated by Bellway Homes creating even more residential units in this busy location. Adjoining occupiers include a sub post office/convenience store next store, a beauty salon, a takeaway and a furniture shop.

**Description**

The shop has a light main retail area on the ground floor, with separate rooms in the basement which could be used for storage, office, staff room or additional retail space. These premises could suit a variety of retail users.

**Accommodation**

Ground Floor Shop	325 sq.ft.	30.22 sq.m.
Basement Room 1	173 sq.ft.	16.15 sq.m.
Basement Room 2	39 sq.ft.	3.64 sq.m.
Basement open area (wash basins)	93 sq.ft.	8.73 sq.m.
WC		
TOTAL APPROX AREA	630 sq.ft.	(58.74 sq.m.)

**Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.**

**Tenure**

A new lease will be available on terms to be agreed.

**Rent**

£10,400 per annum exclusive of rates, insurance and any service charge.

**Rent Deposit**

Our client will require a rent deposit equivalent to one quarters rent.

**Legal Costs**

Each party to be responsible for their own legal costs.

**Viewing**

Strictly by appointment through Horton Property Solutions on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

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