



412 Kingsland Road, Dalston, London E8 4AA

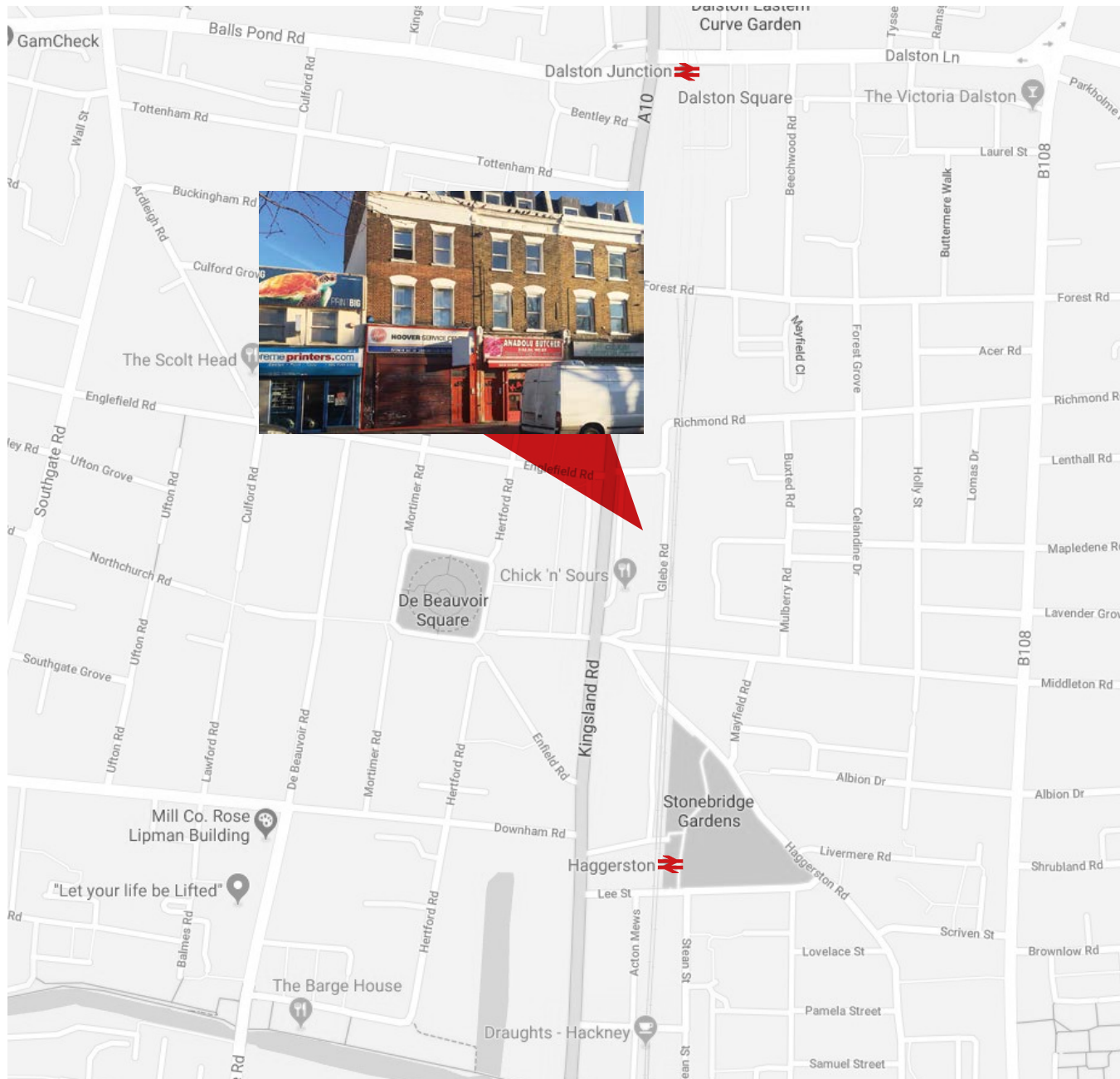
A1 lock-up shop to let

[View more information...](#)



**acorn**  
Commercial • Investment • Development





- A1 retail unit available to let
- Located on Kingsland Road
- Situated just 0.3 miles from both Haggerston and Dalston Junction Overground Stations
- Measures c. 571 sqft
- Guide rent - £19,500 per annum

## DESCRIPTION

This is an ideal opportunity to secure a retail presence in East London. The unit benefits from an electronic roller shutter, large 3m ceiling heights, two separate sale areas front and back and metered parking facilities directly outside.

This property was formerly used as an electrical goods shop with A1 (retail) use class, but we believe it could also work for the following uses subject to planning: office, restaurant, financial/professional services, medical and/or educational uses as well as the existing operational retail use, subject to a non-refundable holding rent for any planning application. The unit is located in a mixed-use parade.

## LOCATION

The unit is situated on the east side of Kingsland Road, just south of Richmond Road. The property is well-served by public transport with Haggerston (Overground), Dalston Junction (Overground) and Dalston Kingsland (Overground) stations all being within a 6-minute walk of the property. Additionally, numerous buses operate along Kingsland Road, providing quick access to Shoreditch and The City heading southbound.

Haggerston has undergone dramatic transformation over the last few years and now benefits from a range of galleries, cafés and restaurants. Local occupiers include Proud Gallery, Arepa & Co and The Haggerston.



E: [commercial@acorn.ltd.uk](mailto:commercial@acorn.ltd.uk)

W: [acorncommercial.co.uk](http://acorncommercial.co.uk)

**120 Bermondsey Street,  
London SE1 3TX  
T: 020 7089 6555**

1 Sherman Road,  
Bromley, Kent BR1 3JH  
T: 020 8315 5454



## BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is £8,600. We understand rates payable are therefore approximately £4,128.00 per annum for the period 2018/2019. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

## TERMS

Guide rent - £19,500 per annum for a new Fully Repairing and Insuring (FRI) lease. Terms to be agreed.

## SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

## FURTHER INFORMATION

Further information, including floorplans and internal pictures are available on request.

## EPC

The property sits within band C. An EPC is available upon request.

## VAT

We understand that VAT is payable in this transaction at the prevailing rate.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.



**For more  
information  
contact:  
Josh Bevan  
020 7089 6555**

[Meet the rest of the team...](#)

This [brochure and its content] is copyright of Acorn Limited © 2016. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form.

Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



**120 Bermondsey Street,  
London SE1 3TX  
T: 020 7089 6555**

E: [commercial@acorn.ltd.uk](mailto:commercial@acorn.ltd.uk)  
W: [acorncommercial.co.uk](http://acorncommercial.co.uk)

1 Sherman Road,  
Bromley, Kent BR1 3JH  
T: 020 8315 5454