



62 Beechwood Road, London, E8 3DY  
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# SHOP TO LET

16 Dalston Lane E8 3AZ



## Building Type

Shop A3 – Please confirm with London Borough of Hackney

## Business Rates

£14,500 pa – Local Authority Reference Number 1923002

## Size

635 square foot

## Deposit

£4,445

## Rent

£15,875 pa exclusive

## Service Charge

£1,905 pa

## Lease Terms

A new Lease to be granted

Located in a prime location in the heart of Dalston, the premises benefit from a return frontage on Beechwood Road and Dalston Lane. The location is a 2-minute walk to Dalston Junction Overground Station and a 5- minute walk to Dalston Kingsland Overground Station. It is well serviced by transport links to the City, Liverpool Street (Central, Circle, Metropolitan and Hammersmith & City lines) Old Street (Northern and Mainline services) all within a 10-minute bus ride. There are numerous restaurants, bars and cafes in the area.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING.

CONTACT T: 020 7254 2849 E. [Property@hcd.coop](mailto:Property@hcd.coop)

PROPERTY MISDESCRIPTIONS ACT 1991: These particulars do not constitute a contract. Applications should satisfy themselves as to the correctness of the details. Value Added Tax may be payable on rents, prices or premises. Photographs are for illustration only and may depict items which are not included in the sale or rent of the property.

## DEADLINE FOR APPLICATION SUBMISSION 31<sup>st</sup> AUGUST 2018

If you are interested please submit the following: Completed Full Application Form, proof of finance, copies of proof of address including 1 utility bill and copies of identification including (in the form of passport or drivers licence).

To arrange viewing contact our property team on 020 3875 9350 or 020 3875 9351, or [property@hcd.coop](mailto:property@hcd.coop)



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