

ADAM STEIN & CO

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GROUND FLOOR OFFICE/SHOP

TO LET

**52 LOWER CLAPTON ROAD
CLAPTON
E5 0RN**

**642.40 SQ.FT. (59.68 SQ.M.)
plus basement stores**



Location: Clapton has become a hugely diverse and cosmopolitan district over recent years with a vast array of restaurants, eateries, bars and a host of eclectic independent retailers.

The subject property is situated in a very busy position on the east side of Lower Clapton Road (A107) between Glenarm Road and Median Road.

Clapton, Homerton and Hackney Central overground stations are all within reasonable distance whilst there are a number of bus routes that stop directly outside the building.

Accommodation: Available accommodation comprises of a self contained ground floor unit with basement within a mid-terrace turn of the century building most recently used as professional offices.

The ground floor is essentially open plan although currently divided by way of demountable partitioning to provide for a reception area, 3x private offices, WC & kitchenette and storage areas whilst the small basement is open plan.

To the rear is a private courtyard garden.

The building is in reasonable condition with the following approximate floor areas:

	Sq.ft.	Sq.m.
Ground	642	59.68
Basement	195	18.10
Total	837	77.78

NB. Floor areas provide by VO website and cannot be guaranteed. Interested parties are encouraged to make their own enquiries in this regard.

Terms

Tenure: Leasehold.

Lease/Rent: A new Effective Full Repairing & Insuring lease is available directly from the Freeholder for a term to be agreed at a commencing rental of £18,000 per annum exclusive.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business Rates: To be advised.

Legal Costs: Ingoing Tenant to be responsible for the Landlords reasonable legal costs incurred in this transaction.

Possession: Immediately upon completion of legal formalities.

EPC: An EPC will be available shortly.

**Cons. Protection &
Money Laundering
Regulations:**

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Viewing: Strictly by prior arrangement via agents as above.



(provided by googlemaps)