

Shop To Let

91 Murray Grove
N1 7QJ



Location: Ideally located close to local amenities of Islington, Shoreditch, Hoxton and Bethnal Green. Old Street Underground Station (Northern Line and National Rail) is close by for excellent travel links into the City and West End.

Description: Lock up retail unit on the ground floor of a terraced residential building. Could include portion of forecourt, suitable for potential seating area, subject to planning.

Building Areas: Approx 55.6 sm / 598 sq.ft (Gross Internal Area).

Location Map See Page 3

Planning Use: General Retail Use Class A1 but may be suitable for other uses subject to planning consent.

Rent: £11,000.00 per annum exclusive.

Rates Payable: Estimated £2,468.1 per annum 2011/12.

Rateable Value: £5,700.00 2011/12

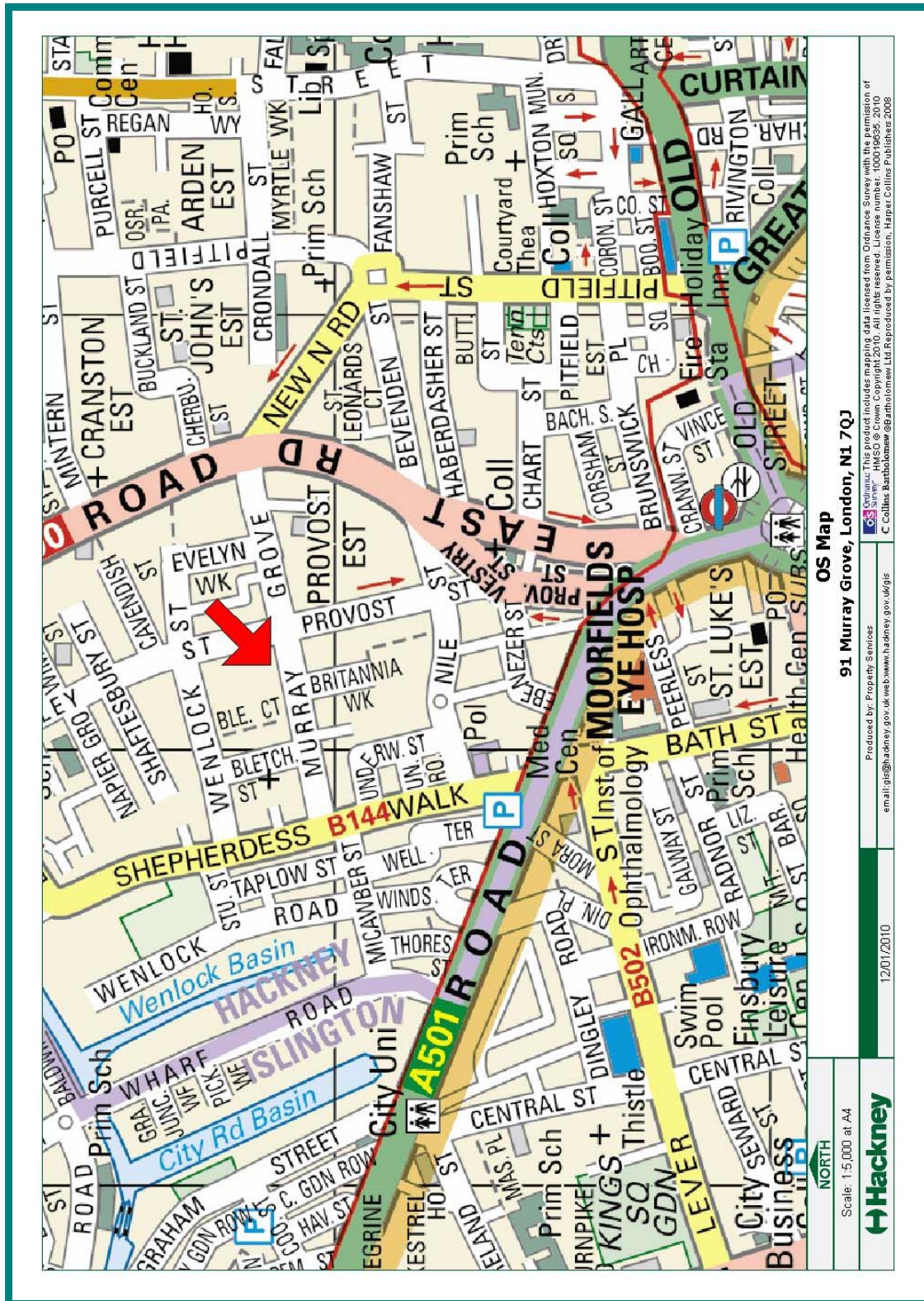
Lease Terms: New five year lease with three year rent review.

Contact Details: Beverley Grant 020 8356 6158

Internal Photograph:



Ordnance Survey Map of Location:



Notice to Applicants

Please check that planning permission is not required for your proposed use. Duplicating of uses within council parade of shops is not preferred. Planning permission may be required if you wish to change the specific use of the shop. The applicant shall be responsible for seeking and obtaining all necessary consents.

Misrepresentation Act, 1967 & Property Misdescription Act, 1991

The London Borough of Hackney give notice that:-

1. These particulars do not constitute any part of an offer or a contract.
2. All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending tenants, should not rely on this information as statements or representations of facts, and must satisfy themselves as to the accuracy.
3. No person in the employment of the London Borough of Hackney has the authority to make or give representation or warranty whatever in relation to these particulars.

Data Protection Acts 1984, 1998

The information provided by you is confidential, however The London Borough of Hackney may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and/or detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

Business Rates

Please note that the Business Rates may change due to phasing or transitional relief (if any). The current uniform Business Rate (UBR) is set at 0.433 pence in the £ from April 2011. You should contact the Council's business Rates Team on 020 8356 3466 to find out the current rate.

Subject to Contract

All transactions are subject to formal contract/lease.

Offers

The rent quoted is the Council's assessment of the open market value of the premises. Please submit an offer you consider your business can support at the particular location.

Useful Contacts

1. Planning Service

Address: Hackney Service Centre 1 Hillman Street, London E8 1DY.

Tel: 020 8356 8062/ 020 8356 7715

Email: planning@hackney.gov.uk **Web:** www.hackney.gov.uk/planning

2. Building Control Service

Address: Hackney Service Centre 1 Hillman Street, London E8 1DY.

Tel: 020 8356 8124 **Fax:** 020 8356 8122

Email: info@hackney.gov.uk **Web:** www.hackney.gov.uk/building-control

3. Business Rates (National Non-Domestic Rates)

Address: Revenues and Benefits, H S C, 1 Hillman Street, London E8 1DY.

Tel: 020 8356 3466 **Fax:** 020 8356 3595

Email: business.rates@hackney.gov.uk **Web:** www.hackney.gov.uk/businessrates

4. Strategic Property Services

Address: Ground Floor Keltan House, 89-115 Mare Street, Hackney, London E8 4RU.

Tel: 020 8356 3681 **Fax:** 020 8356 3236

Email: property@hackney.gov.uk **Web:** www.hackney.gov.uk/property