

FUTURE COMMERCIAL UNIT TO LET

6 Gilpin Road, E5 0HL

Suitable for use as a Laundrette



Location: 6 Gilpin road is located in the vibrant, community rich Gilpin square, just off the busy lower clapton high street.

The square is very community based, and is the heart of Gilpin road, with a substantial amount of footfall, including the added local residents. The nearest station is Homerton (London Overground Station) approximately 0.9 miles South of the square.

Description: The subject property is a commercial unit under the use class Sui Generis, and is suitable for use as a Laundrette. It is arranged over the ground floor, set within the heart of Gilpin square. The property is secure via manual roller shutters, and benefits from

glass frontage across the shopfront, which allows it to enjoy fabulous light, drawing customer attention, as well as display of business / work.

The property is wheelchair accessible, and has the added benefit of a rear exit which leads out into the car park. Perfect for any form of deliveries being made.

The property is not yet available; however, interested parties should contact the appointed individuals, whose details can be found below. Internal viewings not currently available due to works, but welcome to view externally, along with the area / location.

Rent: £10,000

Use class: Sui generis - Suitable for use as a laundrette

Floor area (GIA): The unit is 86.4 Square m / 930 Square ft

Energy: Assessment to be instructed

Rateable Value: The rateable value as of 1st April 2023 is £8,000.00

Lease: To be leased for a term of 5 - 7 years

Repairs: Tenant Responsible for internal repairs and insurance.

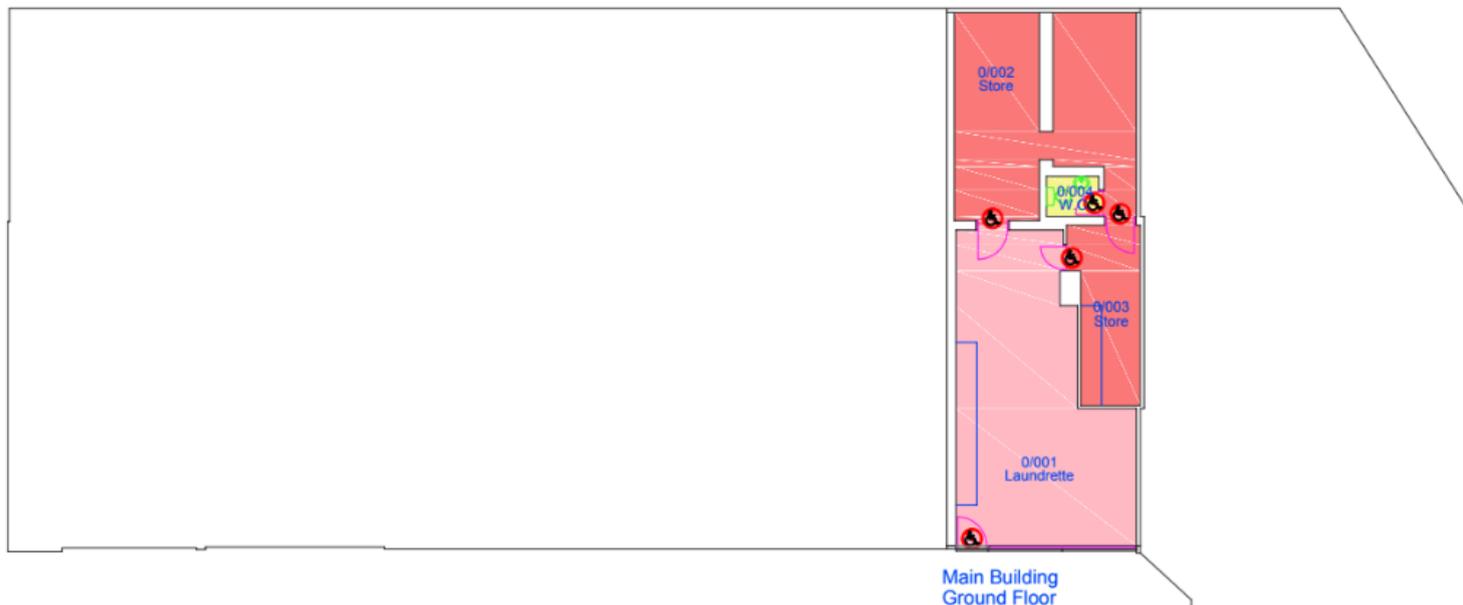
Deposit: A deposit of up to 6 months rent may be required.

Costs: The tenants will be responsible for a contribution for the landlord's legal costs in the grant of the lease amounting to £2,420 plus VAT.

Contacts:

Andrew Lane
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Tel: 07961 109464

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Notice to Applicants

Please check that planning permission is not required for your proposed use. Duplication of uses within the 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 gives 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 0.414 pence in the £ from April 2010. 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 a 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