



Essex Road

Approximate Gross Internal Area
 Lower Ground Floor = 34.7 sq m / 374 sq ft
 Ground Floor = 36.0 sq m / 388 sq ft
 Total = 70.7 sq m / 762 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

Contact

125 Hoe Street
 London
 E17 4RX

E: lettings@hcolondon.com

T: 02085 210 755

hcolondon.com



**1 Bed
 Commercial
 located in**



332 Essex Road

London N1 3PB

£3,000 Per Month



Welcome to this commercial shop front which is located on Essex Road in the heart of London! This commercial property boasts a spacious area and 1 modern toilet, making it an ideal space for various business ventures. Situated in a bustling area, this property offers great visibility and foot traffic for any business looking to thrive in a prime location. Premium on application. A3 Licence which permits closing hours of 1am. Assignment of Lease. The incoming tenant covers the costs related to the assignment of lease, such as legal fees and administrative charges,

The interior of this property is versatile and can be easily tailored to suit your business needs. Whether you're looking to set up a restaurant, a cozy cafe, or a trendy takeaway, the possibilities are endless with this well-maintained property.

Essex Road is known for its vibrant atmosphere, with an array of shops, restaurants, and cafes nearby, providing convenience for both business owners and customers. Additionally, excellent transport links make it easy for clients and employees to access the property from all corners of the city.

Don't miss out on this fantastic opportunity to establish your business in one of London's most sought-after locations. Embrace the energy of Essex Road and turn your entrepreneurial dreams into reality in this prime commercial space. Contact us today to arrange a viewing and take the first step towards making this property your own!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

