



232 Graham Road, London, E8 1BP

£28,000 Per Annum

Benjamin Stevens commercial brings to market an amazing opportunity to acquire an A1 commercial unit which is currently set up as retail wine and beer shop, with a large basement, potentially providing more space for sitting customers. The desirable unit is found in the busy streets of Graham Road in the heart of E8 opposite the new entry to Hackney Centre Overground Station. The unit is available to rent on a long lease. This commercial space it is a fantastic opportunity for any type of the business. The unit has an attractive frontage which is spread across the ground floor and equipped with electric shutters.

Rent £28,000 per annum and £65,000 premium.

Main Room



Ground floor open space with fridges, shelves and wooden barrels. Double front window facing the main street.

Kitchenette



Small unit in the back of the back room. Equipped with microwave, kettle, and single bowl kitchen sink with the mixer tap.

Back Room



Back room based on the ground floor in the back of the main room. Ideal for a storage or extension of the main area.

External



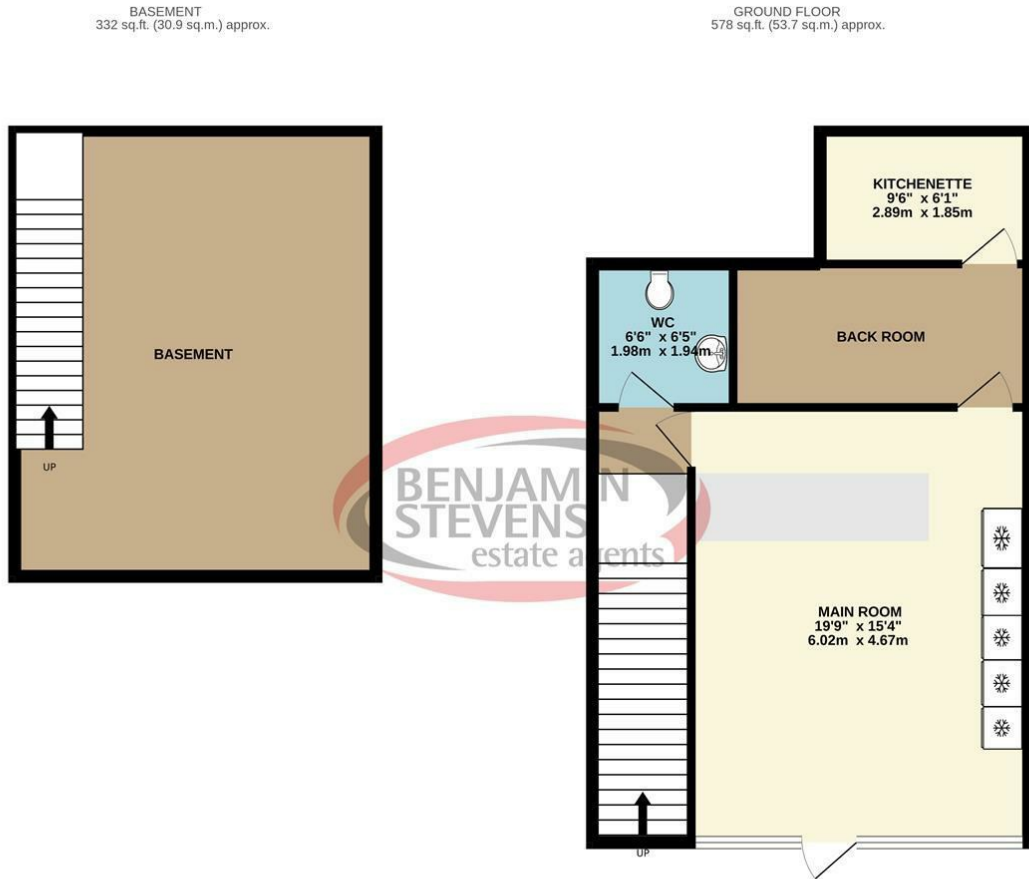
Double frontage with a new electric shutters situated on the main street, opposite the new entry to the Hackney Centre Overground Station.

Basement



Large basement currently used as a storage. Big potential to organise the sitting area or kitchen etc.

Floor Plan

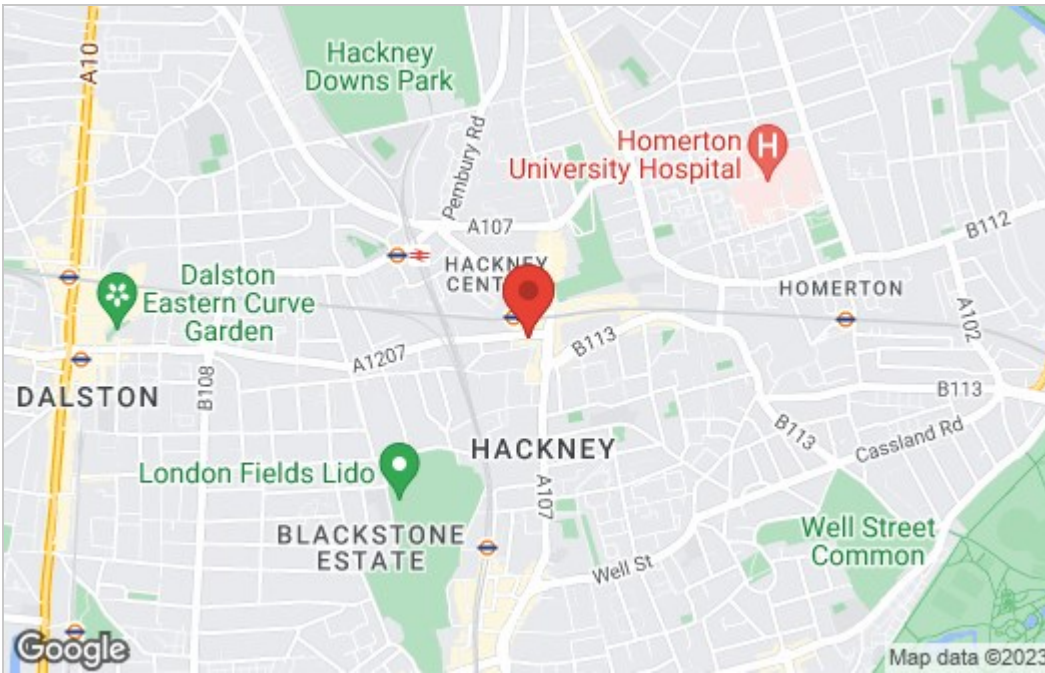


TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.

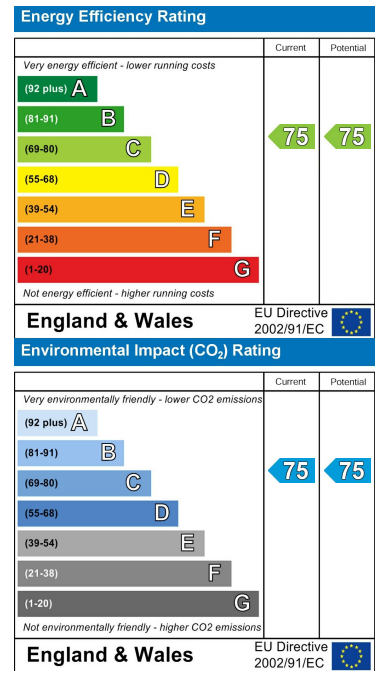
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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