

SHOP TO LET

60 King Henrys Walk, Hackney, London, N1 4NJ



 **RENT** £30,000 PA / £45 PSF

 **SIZE** 674 Sq Ft / 62.6 SQM

 **FLOOR(S)** Ground & Basement

 **AVAILABLE** Immediately



CONTACT

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- Shell & Core
- Suitable for Café or Bar/Restaurant Use
- Prominent Position
- Close to Dalston Kingsland & Dalston Junction Stat
- Good Street Visibility

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LOCATION

The surrounding area enjoys a vibrant mix of independent cafés, restaurants, and creative businesses, making it ideal for operators seeking to establish a distinctive presence in this sought-after part of London. Dalston Kingsland and Dalston Junction Overground stations are both within walking distance, ensuring convenient access across the city.

DESCRIPTION

This ground and basement commercial unit provides approximately 674 sq ft of flexible space in the lively and well-connected Islington area. Offered in shell & core condition, the premises present a blank canvas suitable for a range of uses including café, bar, restaurant, retail, or showroom (Use Class E).

Occupying a prominent position on King Henry's Walk, close to the junction with Mildmay Park and Balls Pond Road, the property benefits from strong visibility and steady footfall. The open-plan layout across two levels allows for versatile fit-out options, while the recently refurbished fabric provides a solid foundation for an occupier's bespoke design.

TRANSPORT LINKS

Bus Routes

30, 38, 56, 67, 76, 149, 236, 243, 488, n277

Dalston Kingsland

Mildmay

Dalston Junction

Windrush

Canonbury

Mildmay Windrush

AMENITIES

- Good Passing Trade
- Use Class 'E'
- Walking Distance From Station
- Walking Distance From Tube Station

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is NOT subject to VAT.

EPC

E (101 - 125)

103 : This property

These details were updated on 07/11/2025

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