

## Dalston

### DJ12 Dalston Square, E8 3GW

**PRIME SHOP – LEASE (Subject to Vacant Possession)**



#### LOCATION

This unit is located in Dalston Square, adjacent to Dalston Junction Station.

The surrounding area offers a diverse mix of uses, including restaurants, fitness facilities, and a public library. Nearby occupiers include GYMPODS and Zeeba Daycare.

#### ACCOMMODATION

Ground Floor: 2,573 sq ft 239 sq m

#### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

#### RENTAL

Available upon request.

#### SERVICE CHARGE

£ 5,162.76 budgeted for 2025/26.

#### INSURANCE

£ To be confirmed.

#### RATING

Rateable Value 2026: £78,500

UBR 2025/26: 48.0p

Estimated Rates Payable: £37,680

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

#### EPC

Available upon request

#### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

#### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with the agents at FMX or our joint agents at CF Commercial.

#### Henry Foreman

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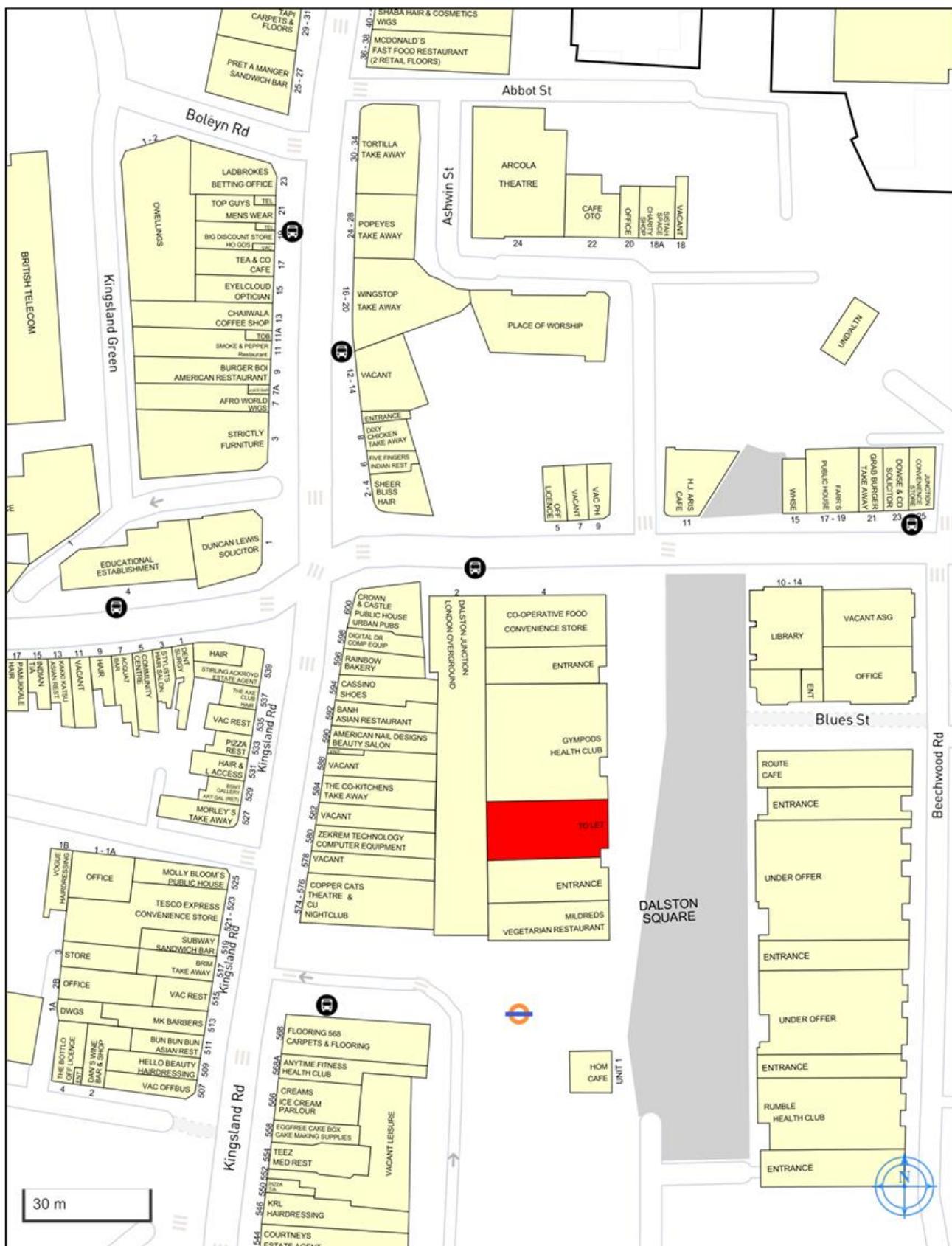
#### India Bebb

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Or our joint partners at CF Commercial

January 2026



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4<sup>th</sup> Floor, 41-43 Maddox Street, London, W1S 2PD

[www.fmx.co.uk](http://www.fmx.co.uk)

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