



## ANDRE STREET, LONDON E8

# Shop



£ 1,500 PCM



1,124.81 SQFT

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

**VAT** TBC

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

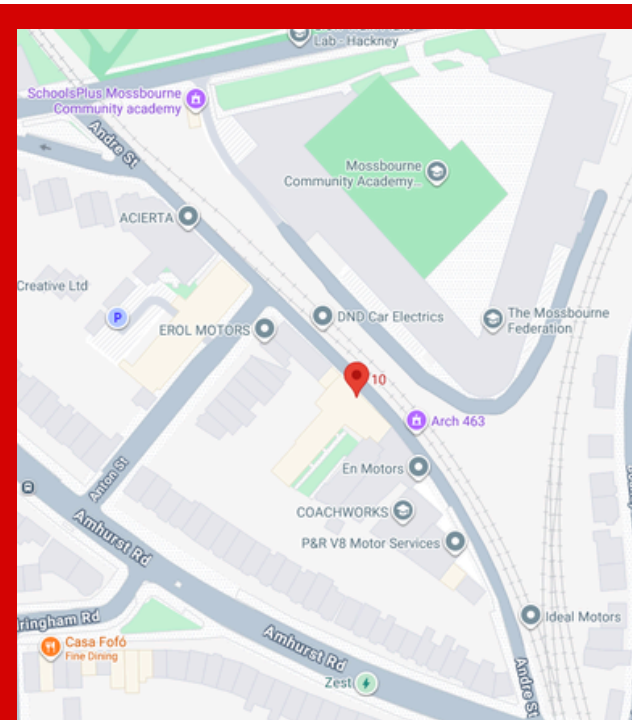
**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



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

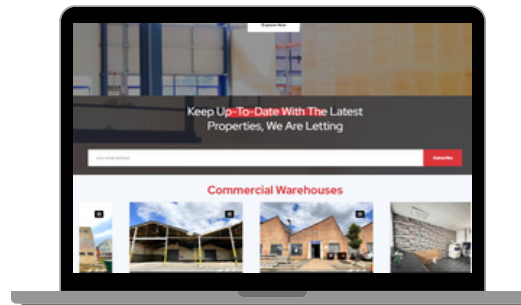


## ABOUT THE PROPERTY

- Discover a flexible, functional retail space on Andre Street, London E8. This 1,124.81 sqft ground-floor shop features an open-plan layout, a kitchen, and a bathroom, providing everything you need for your next business venture. Available now for £1,500 PCM (excluding bills), with 3-month deposit, 3 months rent upfront, and a 5–10 year lease, perfect for long-term growth. The space is ideal for a restaurant, café, or retail business.
- The shop is conveniently located just a 4-minute walk from the Sandringham bus stop and 6 minutes from Hackney Downs Station. Enjoy easy access to Central London via the Weaver Line, making it a perfect location for clients, customers, and professionals alike.
- Situated in a bustling and creative neighbourhood, the space is surrounded by co-working studios, cafes, and restaurants perfect for fostering inspiration and building a community. This location is ideal for businesses that want to thrive in an energetic and entrepreneurial environment.
- Don't miss this fantastic opportunity to secure a prime retail space in one of London's most sought-after areas. Contact us today to arrange a viewing and make this space your next business success!



**ANDRE STREET,  
LONDON E8**



## Contact Us



**0203-935-4544**



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# Shop



## FEATURES



**CLAPTON**



Misdescriptions Act 1991

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