

Retail / Leisure Unit

Unit DLS3, Dalston Square, London, E8 3DT

Ground Floor: 3,132ft² (290.97m²)

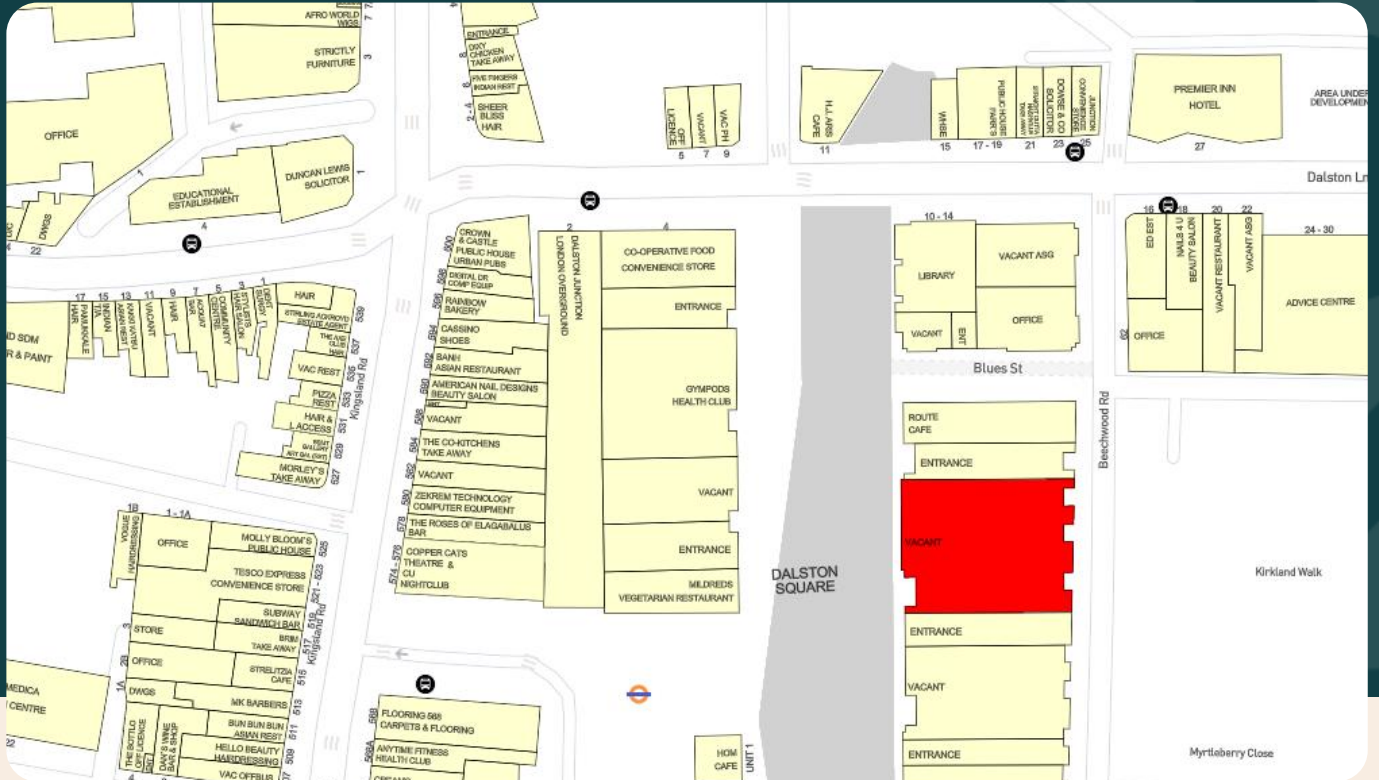


To Let



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Location



The unit occupies a prominent position fronting Dalston Square, a landmark mixed-use scheme in the heart of Dalston, Hackney. Dalston is a cultural hotspot with a diverse restaurant offering and thriving music and nightlife scene. The development includes over 500 apartments and 9 commercial units, providing a strong customer base on the doorstep.

The scheme is integrated with Dalston Junction Overground station, offering direct services to Highbury & Islington, Canary Wharf and Liverpool Street. Dalston Kingsland station is also a short walk away.

Neighbouring occupiers include **Co-op**, **Mildreds**, **Gympods**, **Route Café** and **Rumble**, with Ridley Road Market and the Rio Cinema nearby, adding to the area's wider retail and leisure offering.



[Click here](#) for
Google map link



Accommodation

A prominent former restaurant unit fronting Dalston Square with an extensive glazed frontage. The premises is arranged over ground floor only, with access to a rear service corridor.

The property comprises the following net internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	3,132	290.97

Rent

Quoting rent **£70,000 per annum** exclusive

VAT

VAT is applicable at the prevailing rate.

EPC Rating

An EPC has been commissioned and is available upon request.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge is payable on an apportioned basis towards communal maintenance of the building. It is estimated at approximately £2.80 per sq ft based on the existing service charge budget.

Business Rates

The premises is assessed as follows:

Rateable Value: £103,000

UBR (2026/2027): 0.430

Rates Payable: £44,290

. This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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