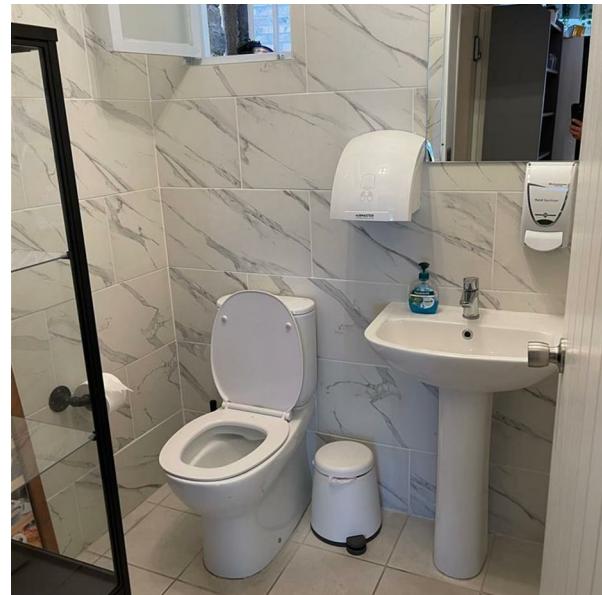


26 Downs Road, Clapton, London, E5 8DS
£13,000 Per annum
Council Tax Band: Exempt

RELM
ESTATES



Nestled on the vibrant Downs Road in Clapton, London, this charming commercial property presents an excellent opportunity for aspiring entrepreneurs. Previously operated as a coffee shop, the space has been newly refurbished, offering a fresh and inviting atmosphere for potential business ventures.

The property boasts a cosy layout, perfect for creating an intimate setting that encourages customer engagement. Its modern design elements ensure that it stands out in the bustling local scene, making it an ideal choice for a café, boutique, or any retail establishment looking to thrive in this lively neighbourhood.

With its prime location, this commercial space benefits from high foot traffic and a supportive community, providing a solid foundation for success. Whether you are looking to start a new venture or expand an existing one, this property offers the perfect blend of charm and modernity. Do not miss the chance to make this delightful space your own and become a part of the thriving Clapton community.

R E L M
ESTATES

465 Leabridge Road

Leyton

London

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	