

## Upton Lane , London, E7 9PJ

Welcome to this charming property located on Upton Lane in London! This delightful shop offers 678 sq ft of space, perfect for setting up your dream business venture.

Previously used as a double glazing shop, this property comes with a unique layout that could easily be transformed to suit a variety of businesses. The accessible basement area provides additional storage space, allowing you to keep your shop organized and well-stocked.

Conveniently, the property is currently vacant, giving you the opportunity to move in and start your business right away. With local amenities nearby, you'll have everything you need within reach. Additionally, the close proximity to key transport links, including the train station, ensures that your shop will be easily accessible to both customers and suppliers.

Don't miss out on this fantastic opportunity to own or rent a shop in such a prime location. Whether you're looking to start a new business or expand an existing one, this property has the potential to be the perfect setting for your success. Contact us today to arrange a viewing and let your entrepreneurial dreams become a reality!

**£1,850 Per Annum**

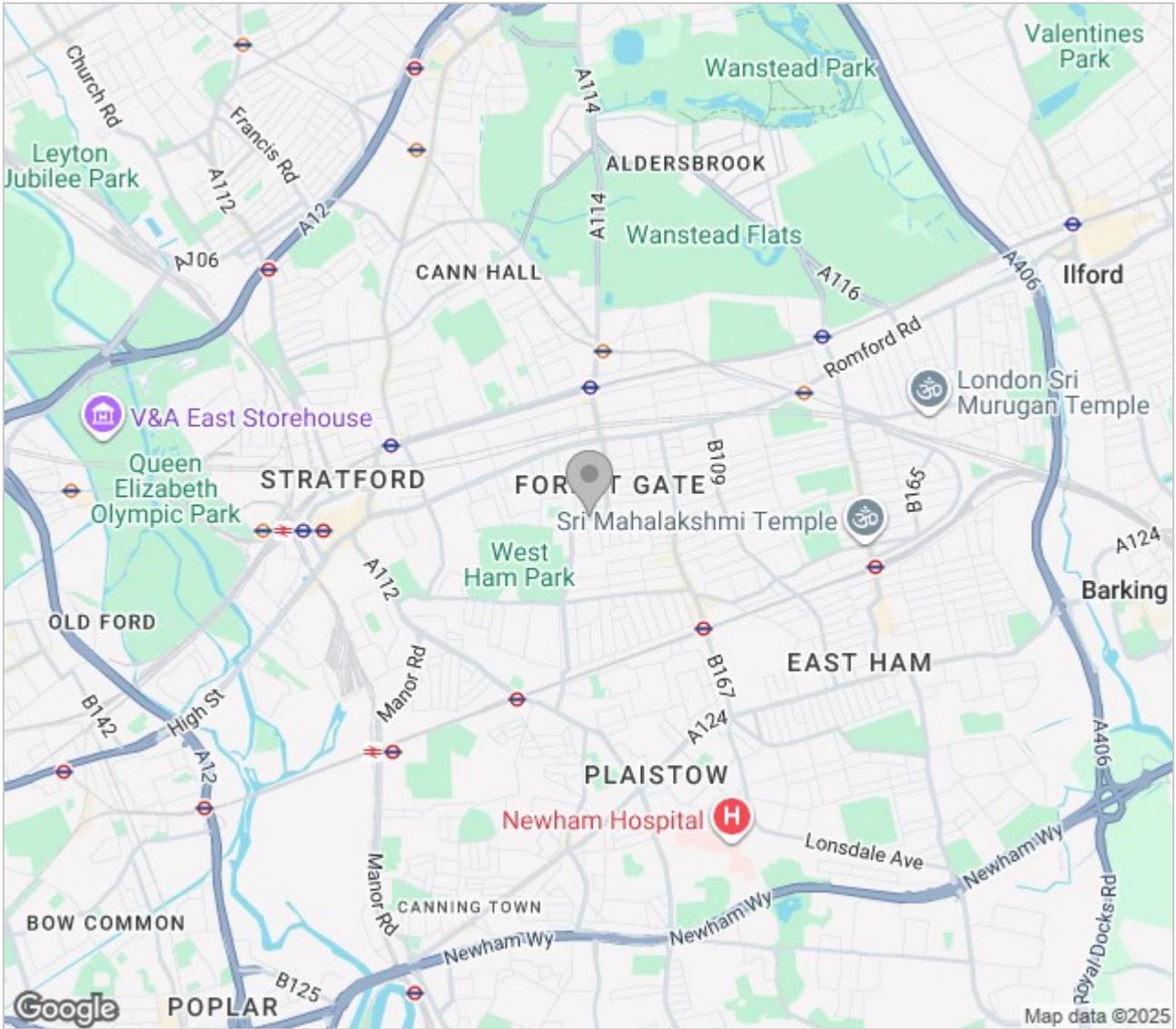
Upton Lane  
, London, E7 9PJ



Directions



# Area Map



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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