



## 228 Dalston Lane

Hackney, E8 1LA

**Freehold  
Investment/Potential  
Development Opportunity  
Located in Hackney.**

**3,039 sq ft**  
(282.33 sq m)

- Freehold Sale
- Investment/Development Opportunity
- Income approx. £98,300 pa
- Mixed Use Building

# 228 Dalston Lane, Hackney, E8 1LA

## Summary

<b>Available Size</b>	3,039 sq ft
<b>Price</b>	£2,100,000
<b>Business Rates</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Five self-contained flats and a commercial unit situated within a mixed used building producing a total income of approx. £98,300 per annum. 9 flats within the block have been sold on long leaseholds and each produce a ground rent of £300 pa.

The commercial unit is arranged on the lower ground floor and comprises an open plan office area with kitchenette and bathroom with a separately accessed office and store over the communal hallway. The unit benefits from a roof light to the main space with no natural light to the separately accessed meeting room or store. The flats are broadly arranged as 4 x one beds and 1 x two bed with the lower ground floor flats 2 & 3 having small terrace areas with the remaining ground floor flats not benefitting from any outside space. The property has a gated car park with space for 6 cars.

## Location

The property is situated on the corner of Spurstowe Terrace and Dalston Lane and conveniently next door to Hackney Downs train station which provides London Overground and Greater Anglia line services. The surrounding area is a mix of residential flats and period housing with a Tesco Express neighbouring the property and secondary retail parades at the junction of Dalston Lane and Amhurst Road.

## Accommodation

The accommodation comprises the following areas:

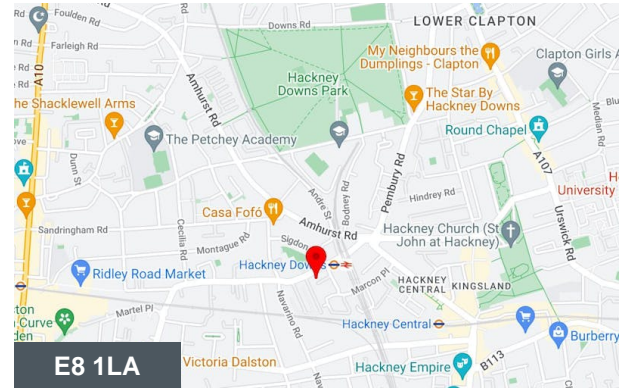
Name	Building Type	sq ft	sq m
Basement - Unit 1	Office	548	50.91
Basement - Flat 2, 2A	Residential	463	43.01
Basement - Flat 3, 2A	Residential	442	41.06
Ground - Flat 1, 2A	Residential	682	63.36
Ground - Flat 2	Residential	440	40.88
Ground - Flat 2B	Residential	464	43.11
<b>Total</b>		<b>3,039</b>	<b>282.33</b>

## Terms

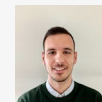
The freehold is available to purchase, subject to an asking price of £2,200,000. All other terms and conditions by negotiation.

## Planning

Planning permission for the erection of a 2-storey extension to provide 6 residential units was recently refused by Hackney Council (ref no. 2021/0150). However, we have been advised that Hackney Council are in favour of 2 residential units on 1 floor being developed, subject to planning.



## Viewing & Further Information



### George Sarantis

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Quba Medford

020 7613 4044 | 07912883110  
quba@fyfemcdade.com