



25-27 Hackney Grove

Hackney, E8 3NR

Freehold Commercial Buildings For Sale, London Fields, Hackney, E8

3,737 sq ft
(347.18 sq m)

- Approx. 3,737 sq. ft.
- Value add opportunity
- Suitable for owner occupiers
- Hackney central
- Close to London Fields
- Grade II listed
- Garden area to the rear

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Summary

Available Size	3,737 sq ft
Price	£1,300,000
Rates Payable	£11,851.25 per annum Approximate rateable value per building
Rateable Value	£23,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Description

An opportunity to acquire two freehold buildings which offers significant value add and investment opportunities. The three storey and basement buildings provide a cellular layout on each floor, which can be split into multiple smaller spaces if needed. However, the property can easily be used by one operator due to the interconnecting hallways. The buildings would suit a range of businesses within Class E category, as well as alternative uses such as F2 (community use), subject to the necessary planning consents.

Location

Hackney Grove is situated in the heart of London Fields, one of the most exciting and sought-after locations in East London. The property is situated on a pedestrianised street and cycle lane and close to all of the local amenities including trendy cafes, stylish bars, eclectic restaurants, boutique shops, and bustling markets. With Hackney Central station just a short walk away, residents can easily reach other parts of London, making this an ideal location for most businesses.

Accommodation

The accommodation comprises the following areas:

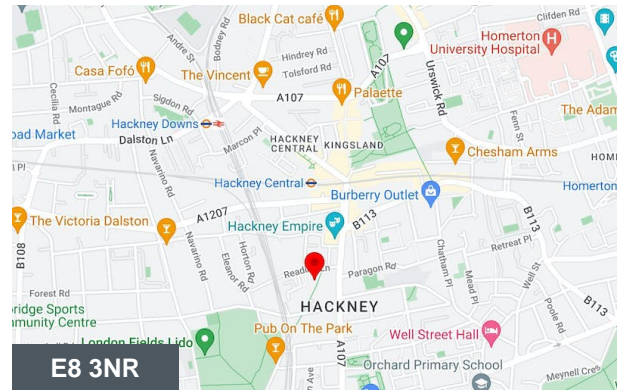
Name	sq ft	sq m
Building - 25	1,840	170.94
Building - 27	1,897	176.24
Total	3,737	347.18

Terms

Unconditional offers are being sought for the freehold titles, subject to an asking price of £1,300,000. All other terms and conditions by negotiation.

Planning

Any interested parties are advised to seek clarification from the local council that their proposed use is in accordance with the current planning policy.



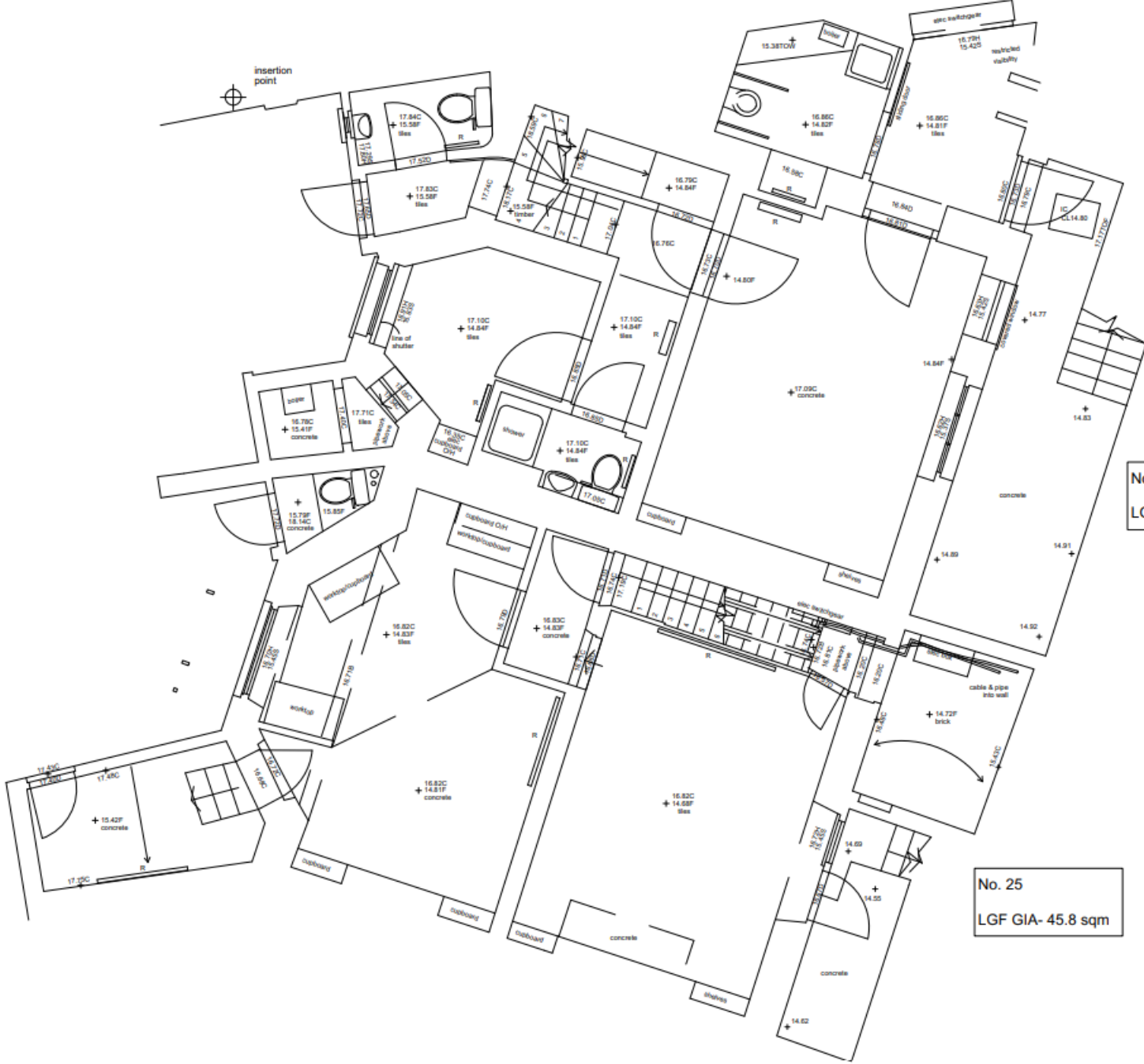
Viewing & Further Information



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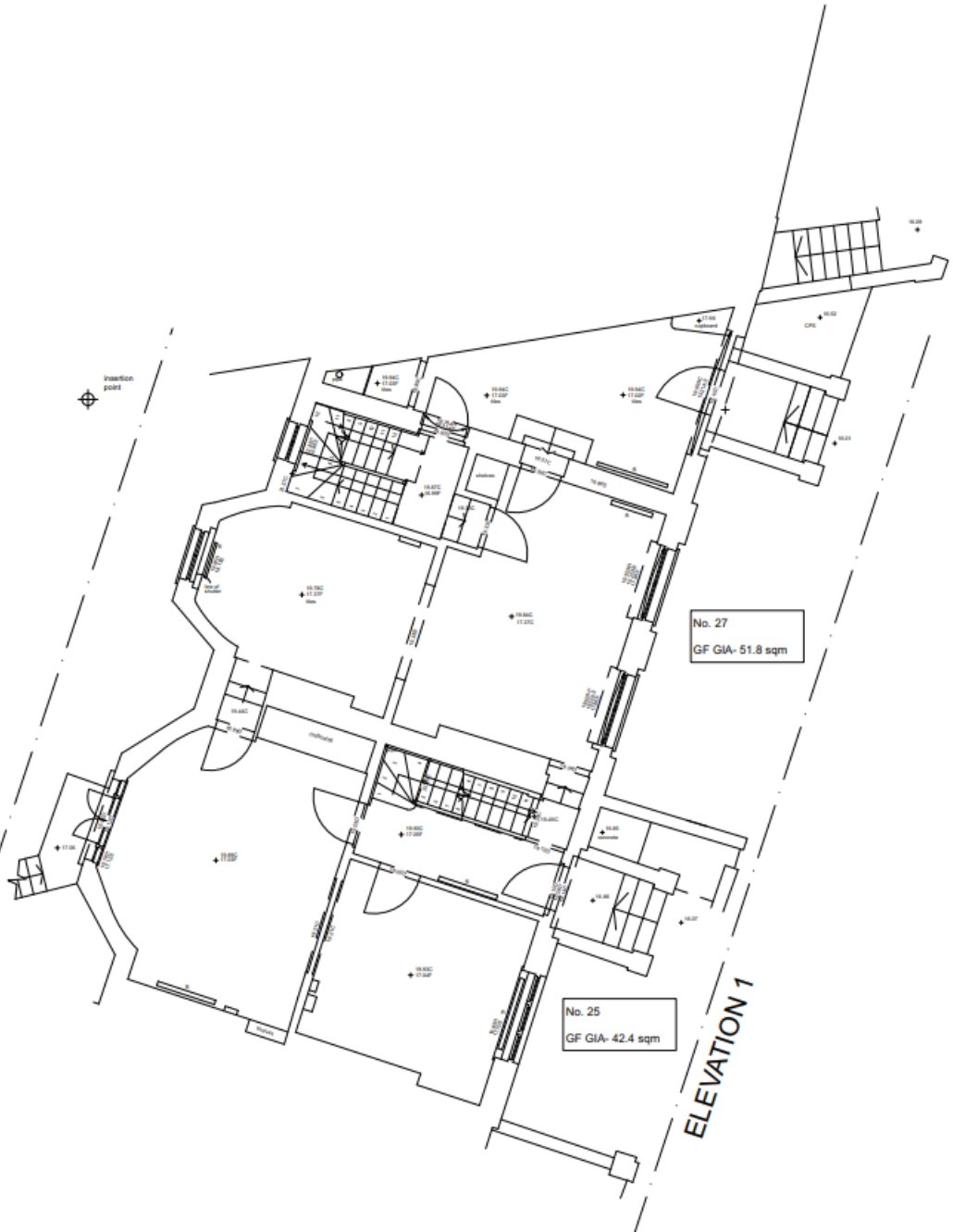


No. 27
LGF GIA- 52 sqm

No. 25
LGF GIA- 45.8 sqm



ELEVATION 2

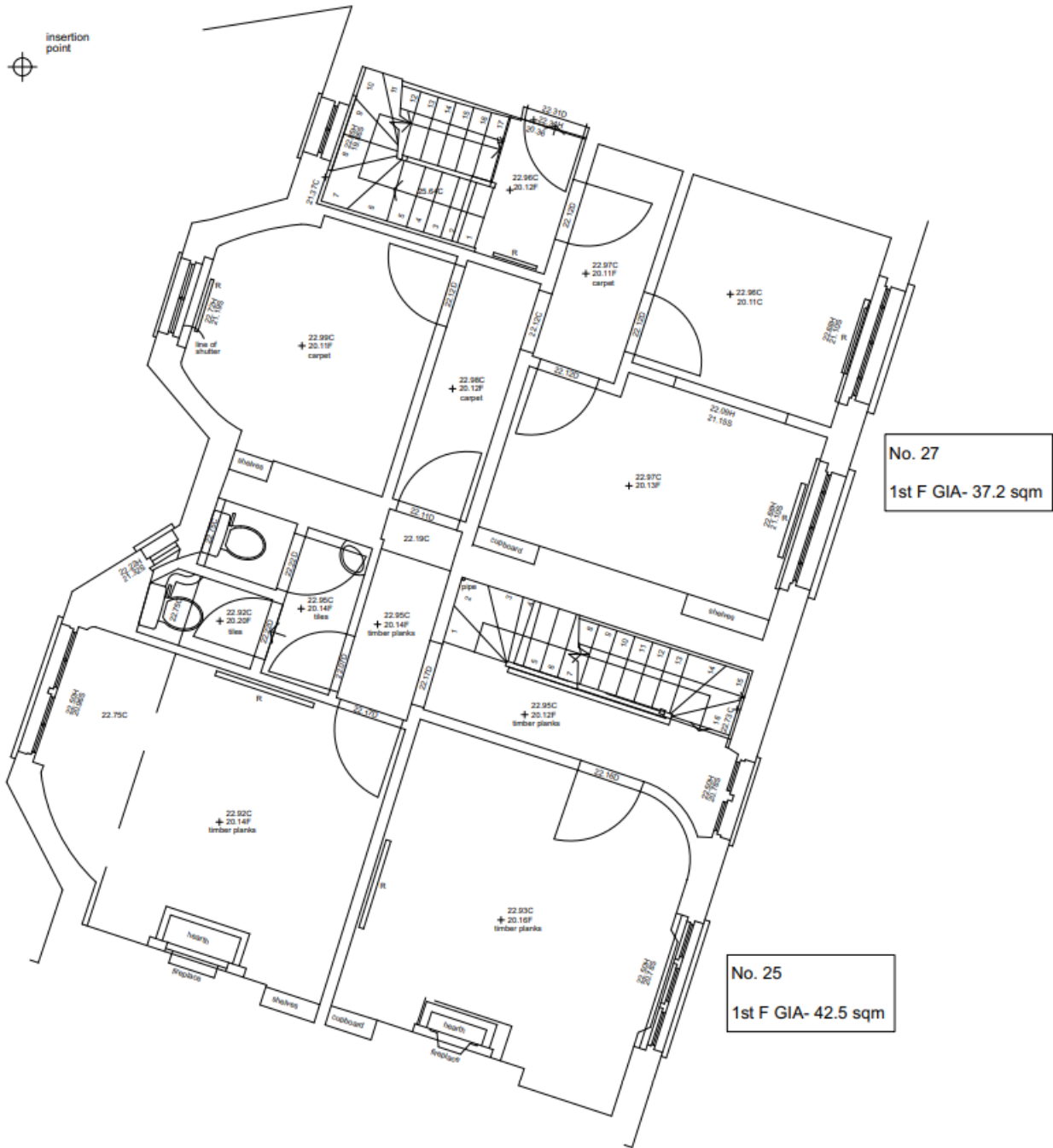


No. 27
GF GIA- 51.8 sqm

No. 25
GF GIA- 42.4 sqm

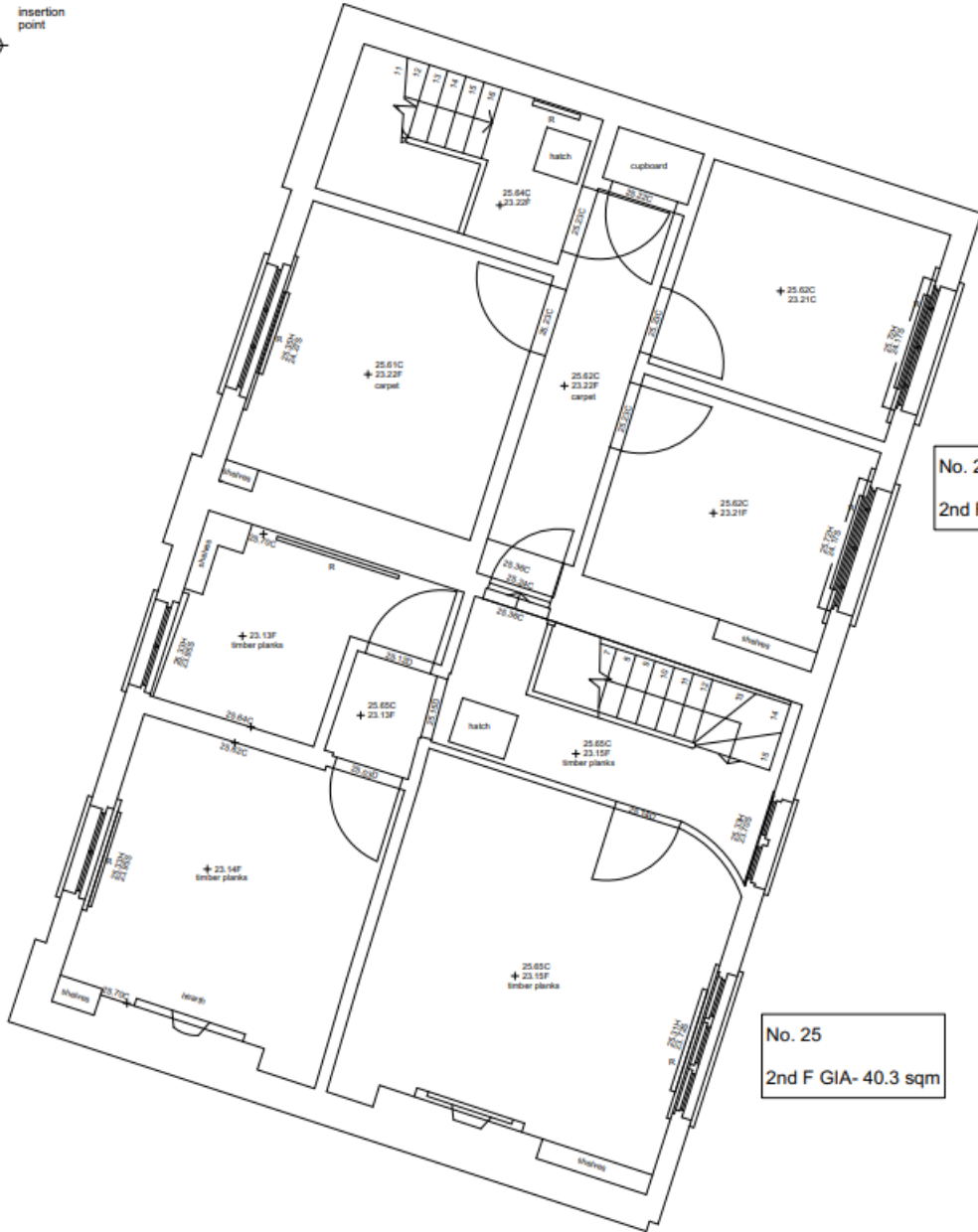
ELEVATION 1





No. 27
1st F GIA- 37.2 sqm

No. 25
1st F GIA- 42.5 sqm



No. 27
2nd F GIA- 35.3 sqm

No. 25
2nd F GIA- 40.3 sqm