



6-9 Rosina Street

London, E9 6JH

Freehold Development Opportunity For Sale, Homerton E9

11,986 sq ft
(1,113.54 sq m)

- Freehold For Sale
- Development Opportunity
- 9 Residential Units
- 4 Commercial Units
- Planning Approval Pending
- £2,500,000 Guide Price

6-9 Rosina Street, London, E9 6JH

Summary

Available Size	11,986 sq ft
Price	Offers in the region of £2,500,000
Rates Payable	£39,168 per annum
Rateable Value	£76,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	G (189)

Description

A freehold site with a planning application submitted to demolish an existing two storey warehouse measuring approx. 5,200 sq. ft., and erect a new building over 6 storeys, comprising 9 residential apartments totalling 8,500 sq. ft. (790 sq. ms) and 4 commercial spaces totalling 3,486 sq. ft. (324 sq. ms).

Location

The site is located in the increasingly popular East London neighbourhood of Homerton, just a short walk from Homerton Station and the fashionable Chatsworth Road which has a mix of cafes, bars and boutiques and a popular Sunday market. Victoria Park and the Hackney Marshes are both within a 10 minute walk and an increasing number of gastropubs and upmarket chains have seen the area attract a young and affluent demographic of residential buyers. Historically, the immediately surrounding area was fairly industrial, but in recent years a number of commercial buildings and vacant sites have been redeveloped into mixed use schemes comprising commercial space at ground level and flats above.

Accommodation

The accommodation comprises the following areas:

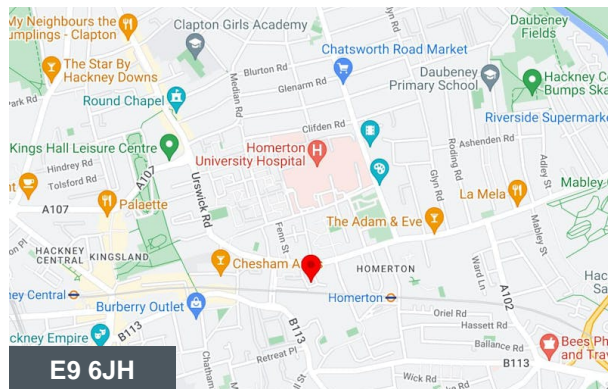
Name	sq ft	sq m
Unit - Proposed Commercial	3,486	323.86
Unit - Proposed Residential	8,500	789.68
Total	11,986	1,113.54

Terms

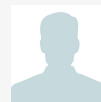
The freehold is available subject to a guide price of £2,500,000 (VAT not applicable). All other terms and conditions by negotiation.

Planning

A planning application has been submitted for the demolition of existing commercial building; and erection of a 6 storey mixed-use building comprising commercial/community floorspace (use class E) and 9 residential units with associated cycle parking and refuse and recycling facilities. Full details can be found via the Hackney planning portal under ref-2021/0696.



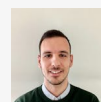
Viewing & Further Information



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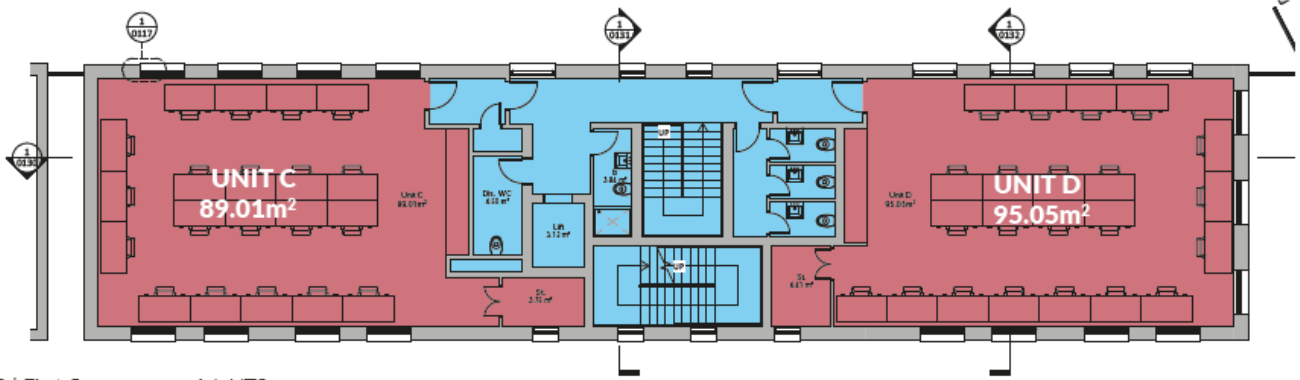
george@fyfemcdade.com



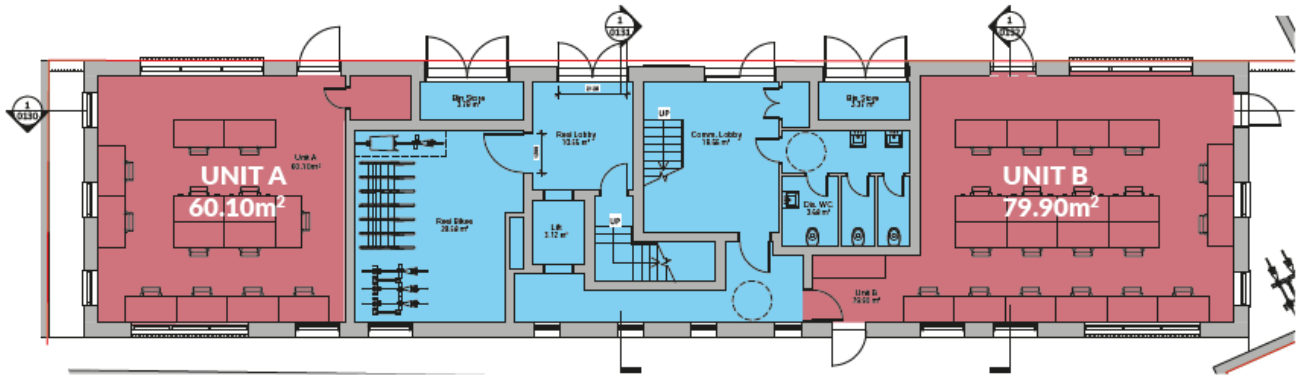
Quba Medford

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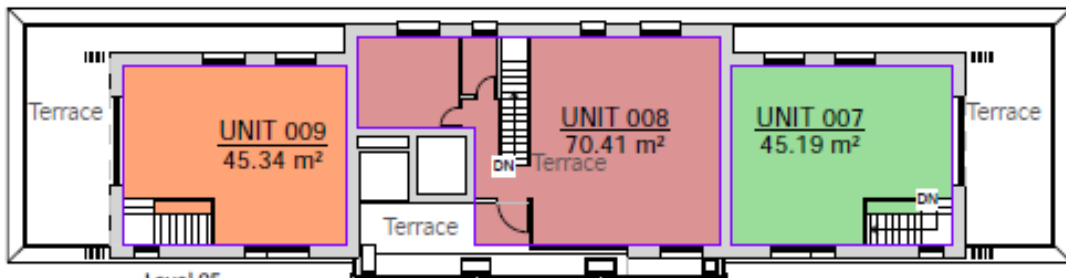
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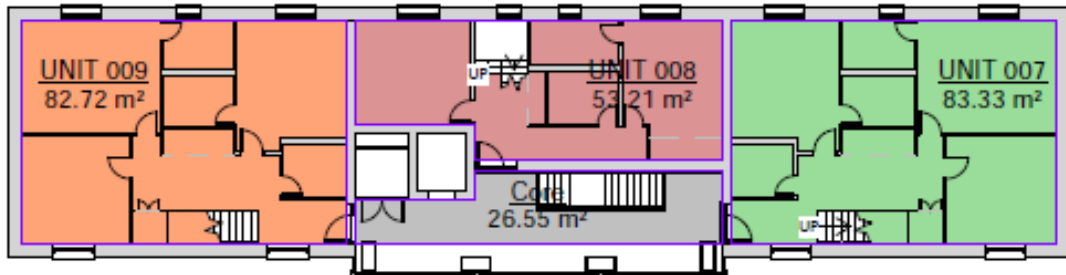
39 | First floor commercial. NTS



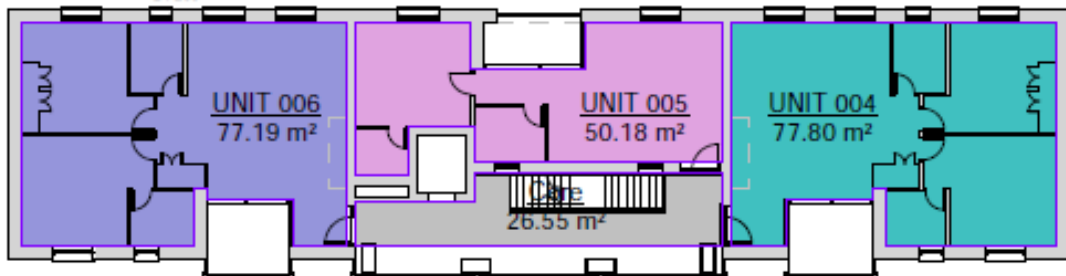
40 | Ground floor commercial. NTS



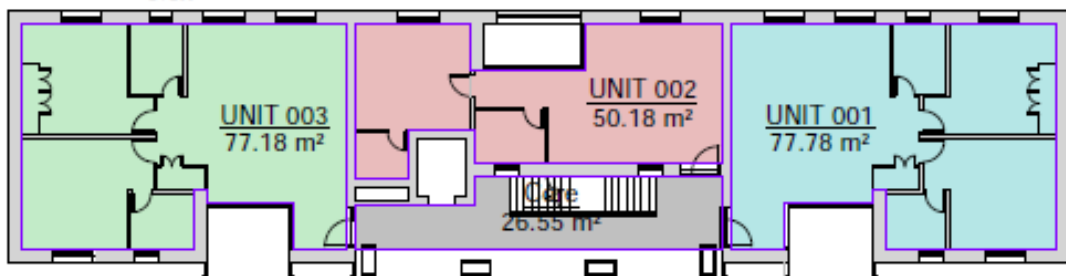
Level 05
1 : 200



Level 04
1 : 200



Level 03
1 : 200



Level 02
1 : 200