

estate agency by

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FOR SALE

**Hackney Road
London, E2**

945 sq ft



**945 sq ft ground floor and basement
Class E space on Hackney Road.**



Key Points

- **High street presence**
- **Fully glazed frontage**
- **Recently renovated**
- **Electric Shutter**
- **High footfall area**
- **Walking distance from Columbia Road**
- **Available with Vacant possession**

Description

Arranged on ground and lower ground floors is this fantastic retail/gallery unit.

It has recently been refurbished to a high standard and has a fully glazed display frontage, original timber flooring, newly plastered and painted walls, modern spotlighting, a kitchenette on the lower ground floor level and a high quality and fully tiled WC.

Terms

The long leasehold, of 125 years started on 4 July 2012 and ends on 3 July 2137.

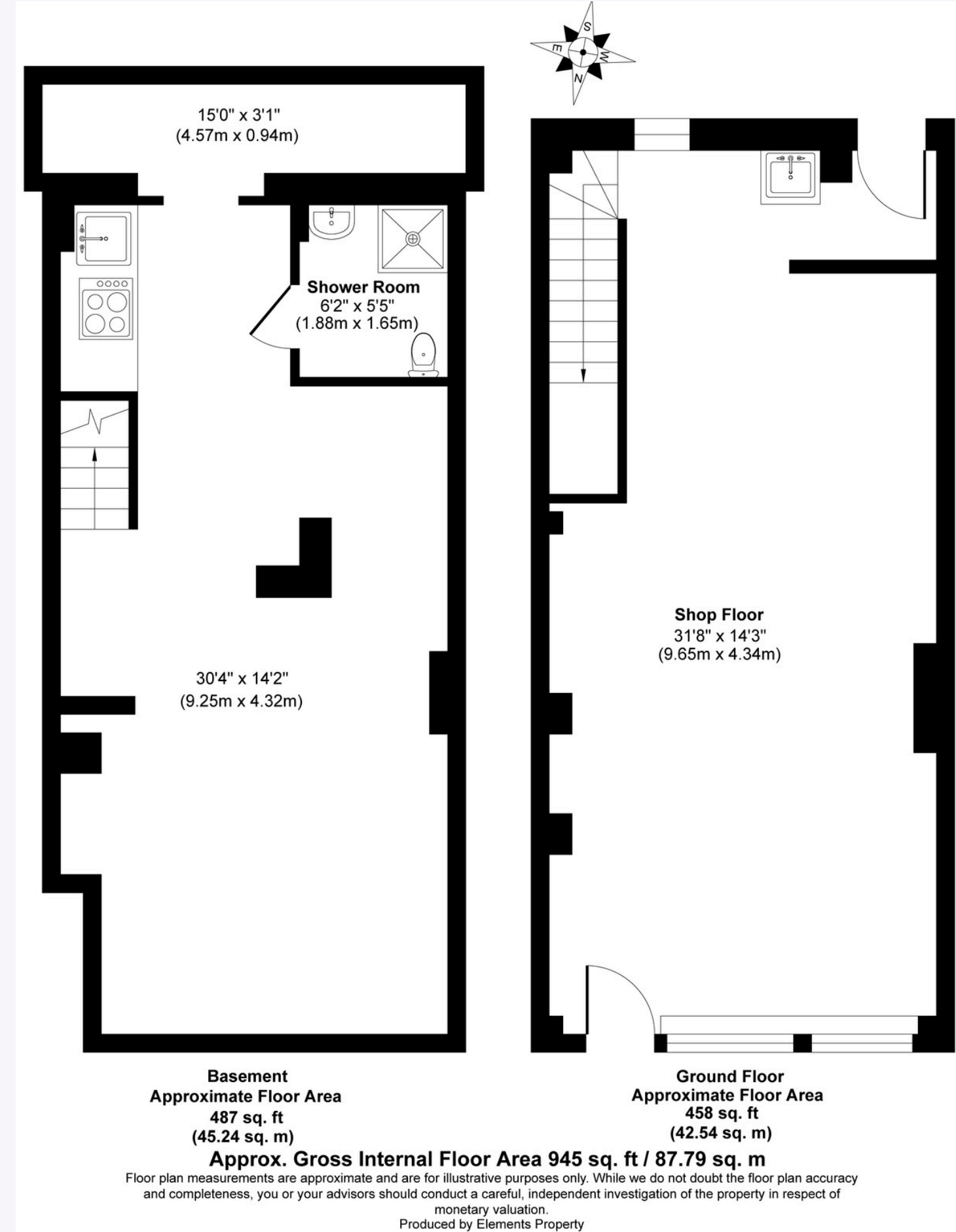


Location

The property occupies a prominent position on the south side of Hackney Road opposite Hackney City Farm and the junction with Goldsmiths Row leading to Broadway Market, placing it en route to the flower market destination of Columbia Road.

The area is well served by public transport and the property is equidistant between Hoxton and Cambridge Heath stations, both within easy walking distance.





Accomodation

Unit	sq ft	sq m	Availability
Ground	458	42.54	Available
Basement	487	45.24	Available
Total	945	87.79	

Price, Rates & Charges

Price	£350,000
Rates payable	£4,441.10 per annum Small Business Relief Scheme
Rateable value	£8,900
Service Charge	£7,000 per annum Building Insurance & Ground Rent Included
VAT	N/A

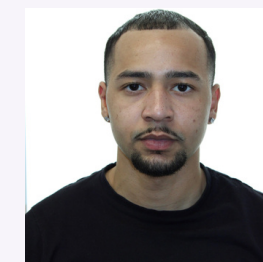
Viewings & further information



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