

4 Broadway Market Mews, Hackney, London, E8 4TS

TO LET

Sui Generis

1,448 sq ft / 134.5 sq m

£50,000 per annum

A unique and self-contained character mews building suitable for tattoo studio use or other commercial uses



- Tattoo studio and alternative commercial uses considered
- Self-contained mews property with 24/7 access
- Private roof terrace
- Exposed brickwork
- Vaulted ceilings
- Car parking space available via separate negotiation
- Available for immediate occupation

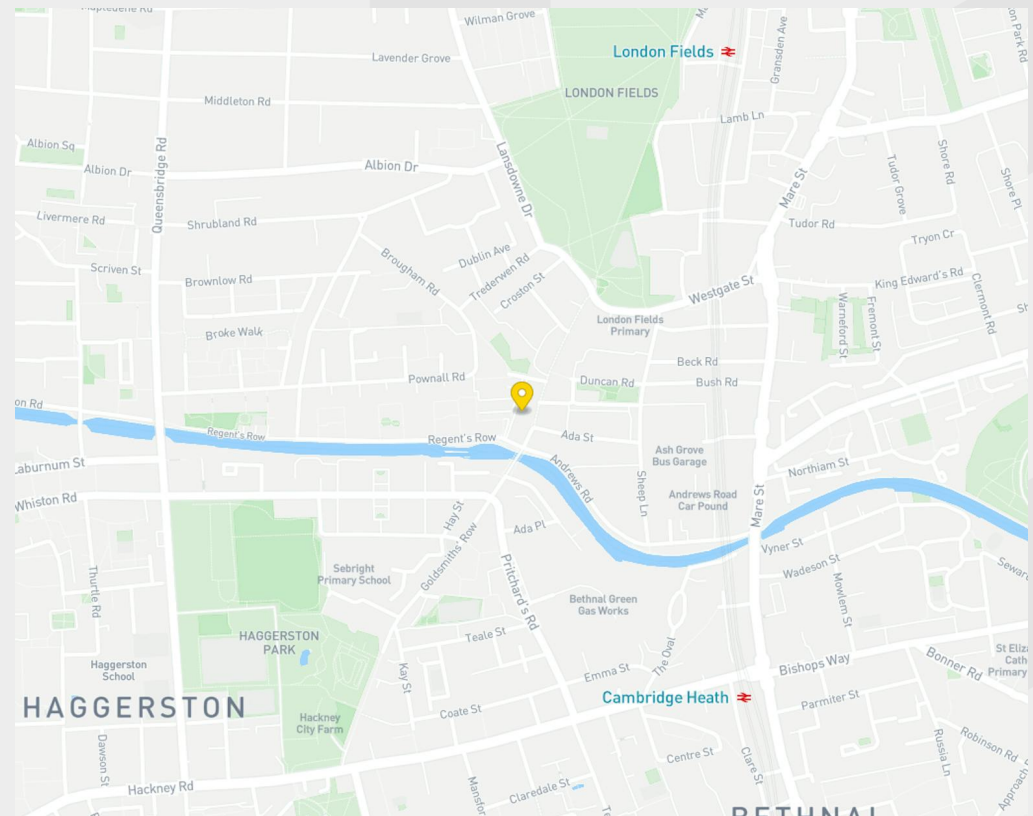


Description

A unique and fully self contained Mews property over ground and first floors with the benefit of private roof terrace at first floor level and character features throughout including exposed brickwork and vaulted ceilings. The property can be offered with the benefit of a car parking space available via separate negotiation. The property has historically been used as a tattoo studio (Sui Generis) although other Class E uses would be considered subject to planning.

Location

Broadway Market is located in one of the City Fringe's most vibrant enclaves connecting Westgate Street to the Andrews Road/Regents Row/Pritchard's Road junction to the south. Hackney Road and Columbia Road are moments away. The general location has been transformed over recent years to become a lifestyle and cultural hub. London Fields and Cambridge Heath overground stations are within walking distance providing quick and easy access from Liverpool Street to Hertford.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service charge	Availability
Ground	495	45.99	-	£10.64	n/a	Available
1st	841	78.13	-	£10.64	n/a	Available
Unit - Total	1,448	134.52	£50,000 /annum	£10.64	n/a	Available

Tenure

New Lease

EPC

C

VAT

Upon enquiry

Configuration

Upon enquiry

Contacts

Tom Schwier
07583037559
tom.schwier@strettons.co.uk

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

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