

# 89 & 89a Kingsland High Street, Hackney, London, E8 2PB



## FOR SALE

Class E Retail / Leisure / Development  
/ Investment / Office

4,441 sq ft / 412.6 sq m

Offers in the region of £1,100,000.00



**An unbroken  
Freehold close to  
Dalston Junction,  
offering attractive  
asset management  
and development  
opportunities (STP).**



- Unbroken Freehold
- Shop with vacant possession on completion
- Asset management and income improvement opportunities
- Rear access from Gillett Square
- Mixed use including retail and offices
- Potential for development/conversion, subject to obtaining necessary planning consents



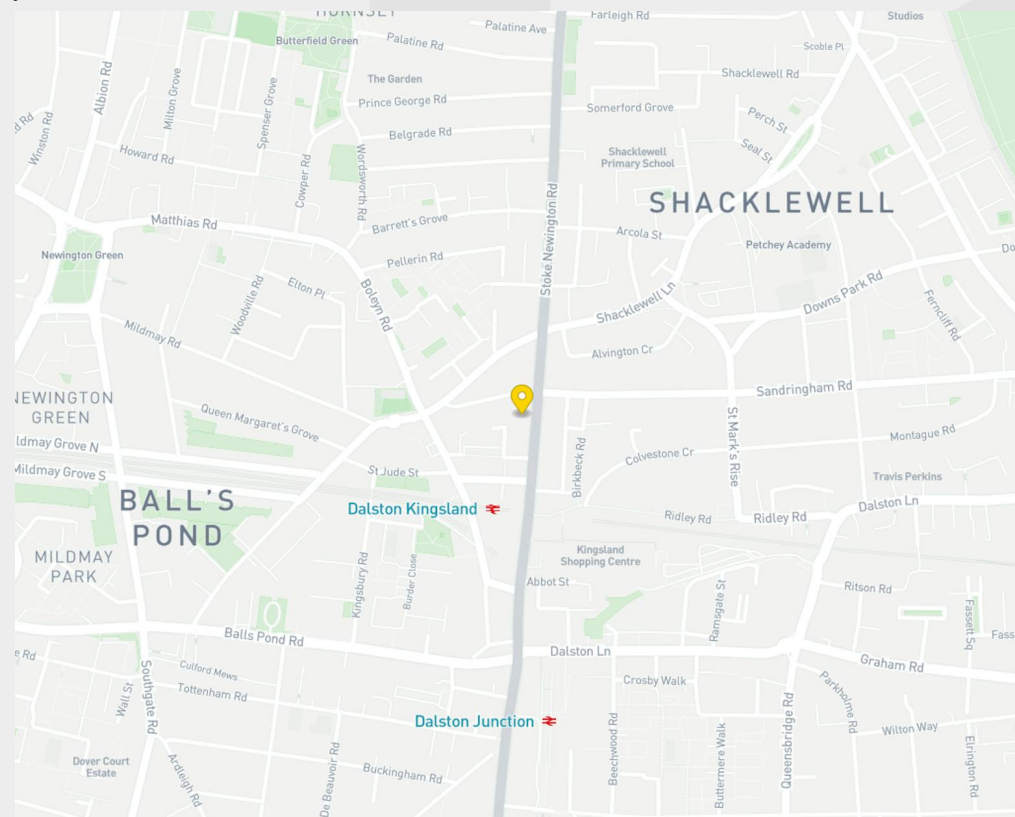


## Description

The property is arranged over basement, ground, first and second floors. Comprising a fully commercial format of retail at ground and offices across all of the remaining space. There is a separate and self-contained unit at the rear which can be accessed independently via Gillett Place. The building is fully occupied and income producing, apart from one vacant element (ground floor shop). To be sold with tenants in situ.

## Location

Situated on the western side of Kingsland High Street, mid-terrace of the parade. The surrounding area has a high density of commercial, specifically retail and is densely populated. Popular shopping destinations such as Kingsland Shopping Centre and Ridley Road Market are both approximately a 3 minute walk away from the property, with the benefit of associated footfall. There are direct road, cycle and train links to Central London via the Kingsland Road/A10, and Overground stations at Dalston Kingsland and Dalston Junction.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Service charge	Availability
Ground - Shop Front	1,167	108.4	-	£2,334 /annum	Available
Ground - Rear	499	46.4	£8,100 /annum Inclusive of S/C	£1,616.90 /annum	Occupied
Basement	968	89.9	£8,552 /annum Inclusive of S/C	£3,388 /annum	Occupied
1st	770	71.5	£20,020 /annum Inclusive of S/C	£5,775 /annum	Occupied
2nd	381	35.4	£8,670.50 /annum Inclusive of S/C	£1,832.50 /annum	Occupied
3rd - Front	381	35.4	£9,905.76 /annum Inclusive of S/C	£2,857.26 /annum	Occupied
3rd - Rear	275	25.6	£7,150 /annum Inclusive of S/C	£2,062.50 /annum	Occupied
<b>Total</b>	<b>4,441</b>	<b>412.60</b>			

### Tenure

Freehold

### EPC

E (102)

### VAT

Applicable

### Configuration

Upon enquiry

### Contacts

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#### Further Information

[View on Website](#)

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