



FOR SALE

**360 Mare Street,
London, E8 1HT**

2,249 sq ft

**PRIME HACKNEY
FREEHOLD
INVESTMENT/DEVELOPMENT
OPPORTUNITY**



www.snappysnaps.co.uk/hackney

VIDEO TOUR

stirlingackroyd.com

Description

This is a very rare opportunity to secure a freehold asset in a prime Hackney location.

The building is configured over basement, ground, 1st, 2nd and 3rd floors and represents an ideal renovation/development opportunity for owner occupiers, investors and developers. The building does require modernisation but has potential for a part retail/office plus residential development - subject to gaining the relevant planning consent from Hackney Council.

The building is being used as an office (estate agency/property management) on the ground floor and the upper floors are vacant but were also previously used as offices.

Existing floor areas : Basement 365 sq ft, Ground floor 706 sq ft (including internal staircases to the basement and upper floors), 1st floor 414 sq ft, 2nd floor 414 sq ft and 3rd floor 350 sq ft - Total gross building area 2249 sq ft.

The upper floors are currently accessed by a single internal staircase and the whole building has a single entrance on the ground floor (main retail/office door). The building does not have any rear access.

The Sale will offer full vacant possession and unconditional offers in excess of £850,000 will be considered.

Location

360 Mare Street is located at the southern pedestrianised area of Mare Street - close to Bohemia Place

The building is located in a mid terrace, prime retail section of Mare Street - just minutes from Hackney Central London Overground Station. Various bus routes are also available on Mare Street.

Numerous National/International and diverse local retail brands are in close proximity. 360 Mare Street is opposite Primark, M & S and McDonalds.

Key points

- Offers in excess of £850,000 - Unconditional
- Potential for part conversion to Residential





Rents, Rates & Charges

| | |
|----------------|------------------------------|
| Price | Offers in excess of £850,000 |
| Rates | On application |
| Service Charge | On application |
| VAT | Not applicable |
| EPC | On application |

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 28/06/2024