



FOR SALE

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

2,249 sq ft

**PRIME HACKNEY
FREEHOLD
INVESTMENT/DEVELOPMENT
OPPORTUNITY**



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VIDEO TOUR

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Description

This is a very rare opportunity to secure a freehold asset in a prime Hackney location. The property is not listed nor locally listed. It is within the Clapton Square Conservation Area.

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

Office space for £850,000. Home #1 in London. Potential for 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



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