



FOR SALE

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

2,249 sq ft

**Prime Hackney Freehold
investment/development
opportunity.**



VIDEO TOUR

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Description

This is a very rare opportunity to secure a freehold asset in a prime Hackney location. Located within the Clapton Square Conservation Area, the property is not listed nor locally listed. The building is configured over basement, ground, first, second and third 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 currently being used as an office (estate agency/property management) on the ground floor while the upper floors are vacant but were also previously used as offices. The existing floor areas comprise: Basement 365 square feet, ground floor 706 square feet (including internal staircases to the basement and upper floors), first floor 414 square feet, second floor 414 square feet and third floor 350 square feet. The total gross building area is 2249 square feet. 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. Located in a mid-terrace, prime retail section of Mare Street, just minutes from Hackney 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

- Total space - 2,249 square feet
- Offers in excess of £850,000 - unconditional bids invited
- Vacant possession upon completion
- Potential for part conversion to residential use
- Ideal for owner occupiers, investors and developers
- Prime retail area
- Minutes from Hackney Station
- The property is not listed nor locally listed





Rents, Rates & Charges

Price	Offers in excess of £850,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	F (129)

Viewing & Further Information



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