



## Ground & Basement Floor

7 Hackney Road, Shoreditch, London, E2 7NX

### Freehold Investment Opportunity in the heart of Shoreditch.

**923 sq ft**

(85.75 sq m)

- Investment Opportunity
- Potential Residential Development
- Retail Shop
- High Footfall
- Ground Floor & Basement
- Prime Location
- Self-Contained
- Old Street & Liverpool Stations within walking distance

# Ground & Basement Floor, 7 Hackney Road, Shoreditch, London, E2 7NX

## Summary

<b>Available Size</b>	923 sq ft
<b>Price</b>	£800,000
<b>Rates Payable</b>	£6,861.25 per annum Small Business Relief Scheme Applicable
<b>Rateable Value</b>	£13,750
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Ground Floor and Basement Freehold property for sale, suitable for retail and leisure-related businesses. It benefits from high footfall, a large window display and natural light. The building also includes 2 residential units, each with a 125-year long leasehold. The Freehold offers the potential to add an extra story with a new planning application.

## Location

Hackney Road, located in the dynamic Shoreditch area of East London, is surrounded by a mix of historical charm and modern amenities. This area is known for its vibrant arts scene and diverse food options, including notable eateries like Shoreditch Grill and Tre Colori and trendy bars such as Looking Glass Cocktail Club and Mikkeller Bar London. The location benefits from excellent transport links, with Hoxton Overground Station nearby, and Old Street & Liverpool Underground Stations within walking distance.

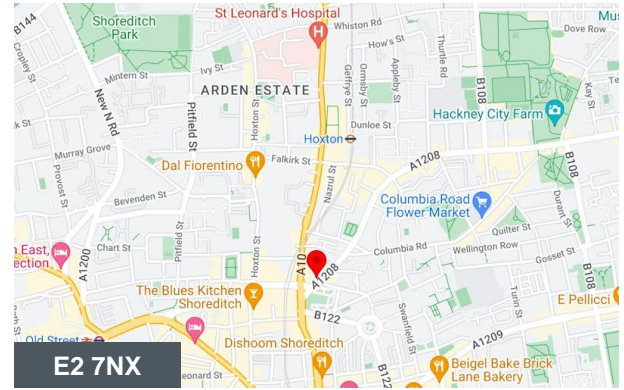
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Price	Availability
Unit - GF & Basement	923	85.75	For Sale	£800,000	Available
<b>Total</b>	<b>923</b>	<b>85.75</b>			

## Terms

The freehold is available to purchase on an unconditional basis, subject to an asking price of £800,000. All other terms and conditions by negotiation. Full vacant possession will be available upon completion.



## Viewing & Further Information



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### Quba Medford

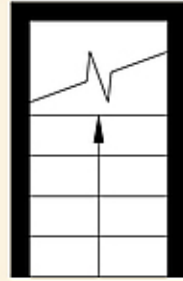
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quba@fyfemcdade.com



**WC**  
5'6" x 2'5"  
(1.68m x 0.74m)

8'3" x 3'0"  
(2.51m x 0.91m)

22'7" x 18'7"  
(6.88m x 5.66m)



16'9" x 3'7"  
(5.11m x 1.09m)

**Shop Floor**  
23'1" x 13'3"  
(7.04m x 4.04m)

6'8" x 3'8"  
(2.03m x 1.12m)

**Basement**  
**Approximate Floor Area**  
**486 sq. ft**  
**(45.15 sq. m)**

**Ground Floor**  
**Approximate Floor Area**  
**437 sq. ft**  
**(40.59 sq. m)**

**Approx. Gross Internal Floor Area 923 sq. ft / 85.74 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property