



Ground Floor & Basement

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

Summary

Available Size	923 sq ft
Price	£750,000
Rates Payable	£6,861.25 per annum Small Business Relief Scheme Applicable
Rateable Value	£13,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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 Street Underground Stations within walking distance.

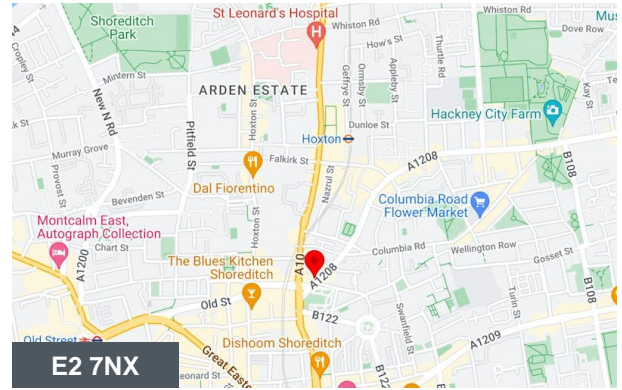
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Price	Availability
Unit - GF & Basement	923	85.75	For Sale	£750,000	Available
Total	923	85.75			

Terms

The freehold is available to purchase on an unconditional basis, subject to an asking price of £750,000. All other terms and conditions by negotiation. Full vacant possession will be available upon completion.



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com



Quba Medford

020 7613 4044 | 07912883110

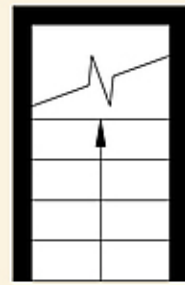
quba@fyfemcdade.com



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

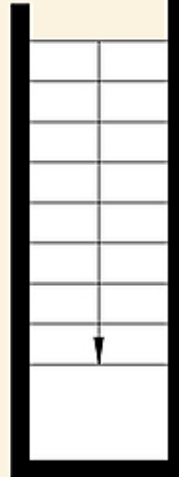
8'3" x 3'0"
(2.51m x 0.91m)

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