



STIRLING
ACKROYD

FOR SALE

**336 Mare Street,
London, E8 1HA**

2,750 sq ft

**Mixed use Freehold
investment opportunity
in prime Hackney location**



VIDEO TOUR

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Description

This mixed use mid-terrace building is configured as a self-contained commercial unit over the ground and first floors with a self-contained three bedroom flat on the second and third floors.

Floor areas comprise: Ground floor and first floor commercial unit - 1,463 square feet plus three bedroom flat - 1,287 square feet. Totalling 2,750 square feet.

The Freehold sale benefits from a single lease income currently totalling £51,500. This represents a gross yield of 6 per cent (before costs) applied against the sale price of £850,000.

Commercial lease summary - Tenant: KEATONS Estate Agents paying an annual rent of £51,500 per annum, which is paid quarterly in advance, for the commercial unit and the residential flat, subject to a 15-year FRI lease ending 08.03.2038 (13 years remaining) with two further rent reviews in March 2028 and March 2033.

The lease is within the Landlord & Tenant Act with tenant only break options on 08/03/2028 and 08/03/2033 subject to six months notice. The lease is not subject to any service charge.

Current rateable value for the commercial unit (Ground floor and first floor) : £30,500 per annum.

Sale price: £850,000 which represents a gross yield of 6 per cent before purchaser costs. The sale is subject to VAT.

Key points

- Premises total area - 2,750 square feet.
- Excellent opportunity to secure a mixed use retail/residential Freehold asset
- Self-contained commercial unit plus three bedroom flat
- Close to Hackney Central Rail Station
- Current total rental income £51,500 per annum
- Sale price £850,000 - representing a gross income yield of 6 per cent per annum
- Established, thriving commercial area
- Popular residential location



Location

336 Mare Street is located on the eastern side of Mare Street (A107) close to the junction with Morning Lane. This location is an established, thriving commercial area and popular residential location in central Hackney.

A wide variety of national and independent brands/retailers trade in close proximity to 336 Mare Street including KFC, Iceland, JD Sports, Crisis, Foxtons, Tesco superstore, Pizza Hut and Subway. The unit is also close to Hackney Town Hall and Hackney Empire Theatre.

Hackney Central (London Overground) Rail Station is within easy walking distance and various bus routes are available on Mare Street.

The property is located in the London Borough of Hackney.

Transport Links



Hackney Central 0 Miles



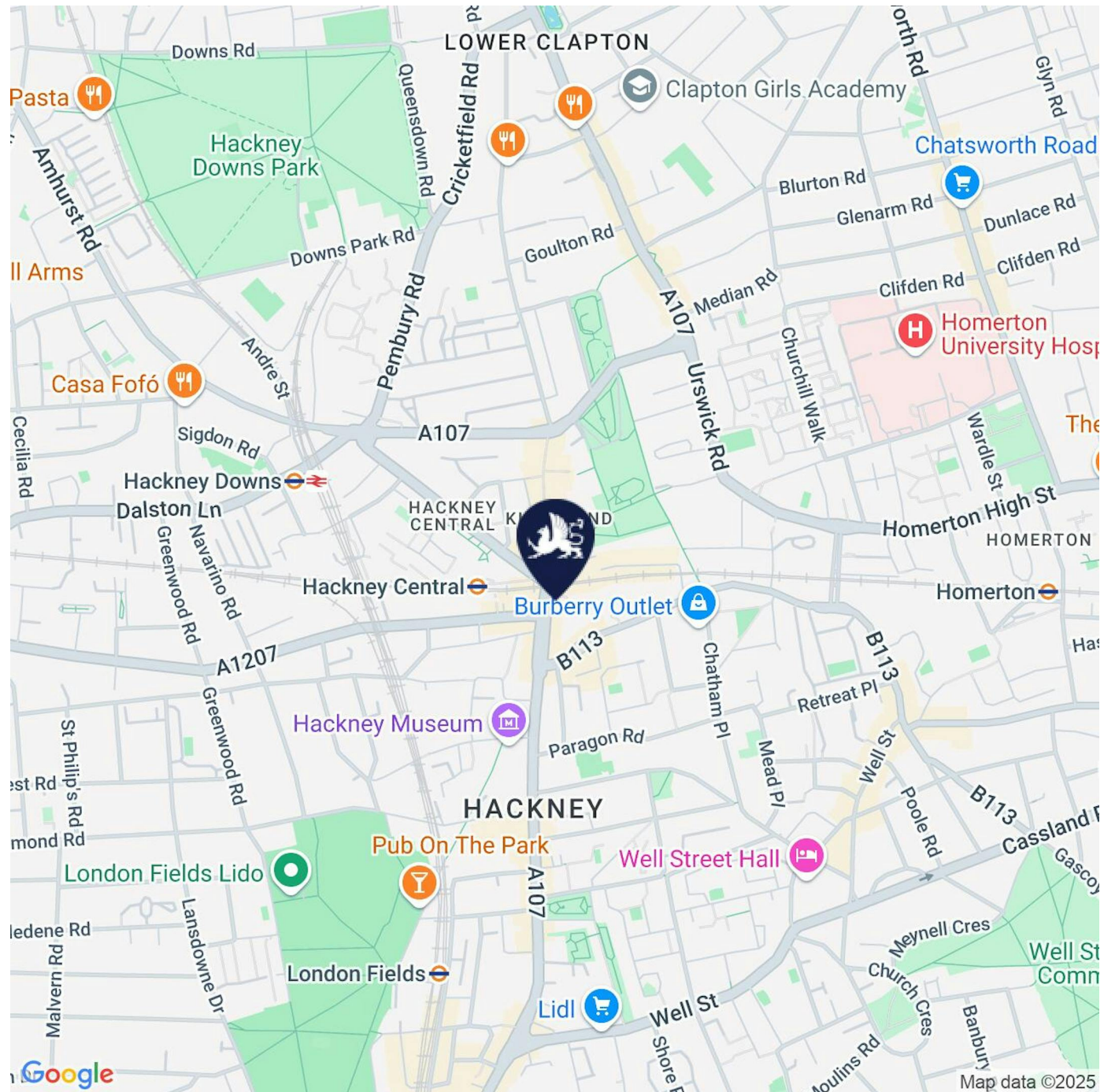
Hackney Downs 0.3 Miles



London Fields 0.4 Miles



Homerton 0.7 Miles





Rents, Rates & Charges

Price	£850,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	C (62)

Viewing & Further Information



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