



FOR SALE

**14 Collent Street,
London, E9 6SG**

3,334 sq ft

**Fitness / leisure studio -
LONG LEASEHOLD
SALE, in the heart of
Hackney**



VIDEO TOUR

stirlingackroyd.com



Description

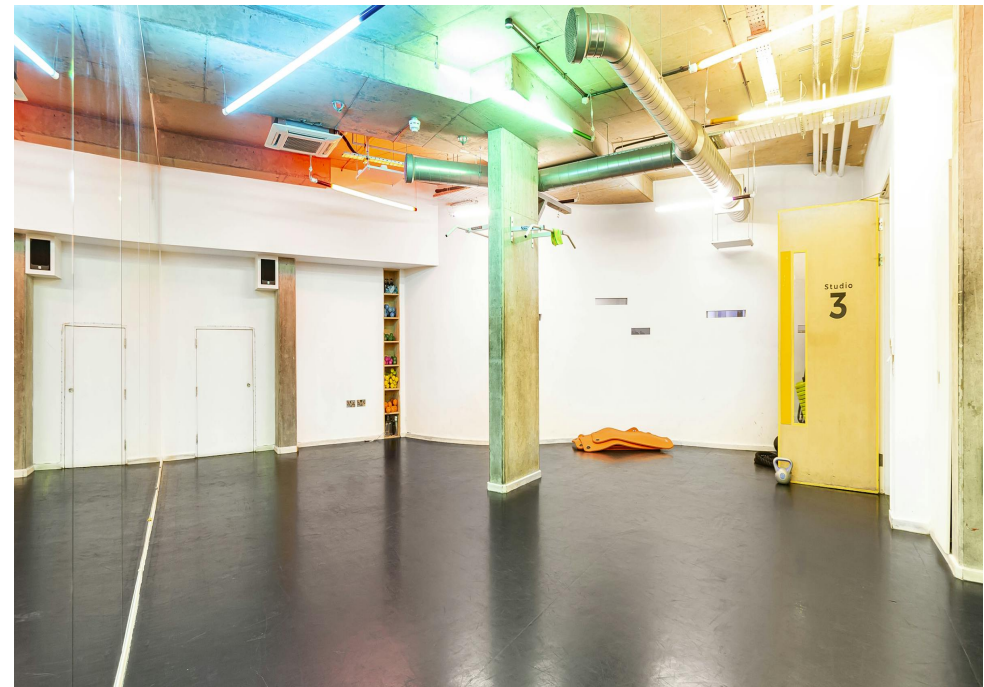
A fantastic lower ground floor studio within a beautiful converted warehouse. The current occupiers are operating a fitness centre with several studios, treatment rooms and fully equipped changing and shower facilities.

The premises have a raw industrial feel with lots of exposed concrete, high ceilings and mood lighting. There is a possibility to explore alternative uses for the premises such as leisure / competitive socialising, childcare, medical or office studio subject to planning if necessary.

Video tour is available to fully experience the configuration

Key points

- Lower ground floor - 3,334 square feet - Access by stairs only
- Just off Well Street
- LONG LEASEHOLD SALE £899,999
- Excellent ceiling height 3 metres +
- Modern fit out including male and female changing rooms and WCs
- Currently trading as a succesfull gym / wellness centre which will vacate upon completion of the sale
- Various fitness studios and treatment rooms
- Beautiful converted warehouse



Location

A perfect location close to Well Street Common, Victoria Park and Cassland Gardens, the unit is moments away from Homerton overground Station providing links to Stratford, Liverpool Street and the City.

Situated just off Well Street, a thriving village style retail street in Hackney, which boasts a number of independent retailers and bars along with a Tesco supermarket.

Transport Links



Hackney Central 0.4 Miles



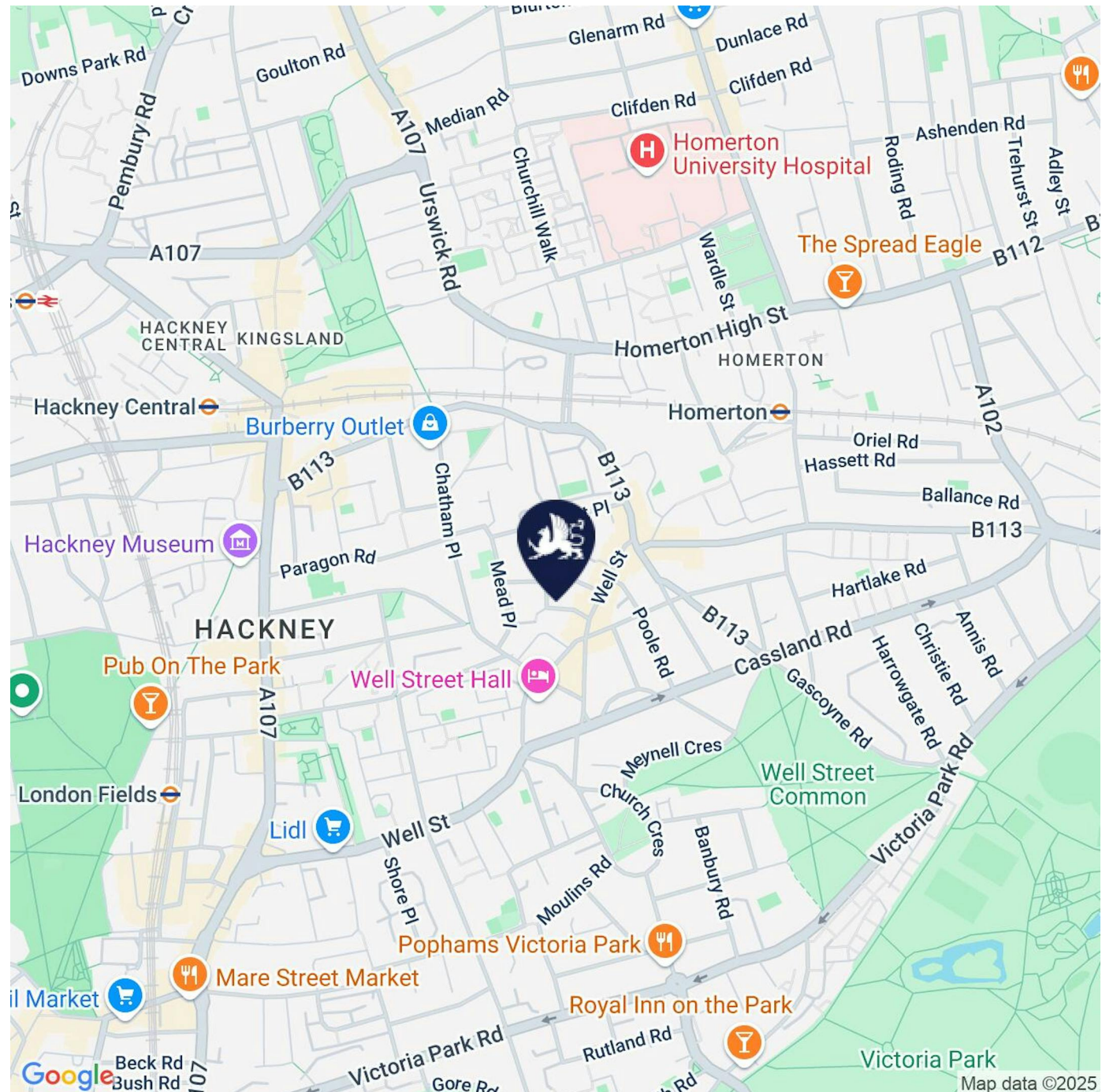
Homerton 0.4 Miles



London Fields 0.5 Miles



Hackney Downs 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	3,334	309.74	Available

Rents, Rates & Charges

Price	£899,999
Rates	£15,600 per annum
Service Charge	On application
VAT	To be confirmed
EPC	On application

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

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