



www.kings-group.net

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London E8 1HA
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Hackney Road, London, E2 7NX
Offers In Excess Of £800,000

- Freehold Investment
- Vacant Possession
- Potential Rental Income: £30,000+ PA
- Awaiting EPC Rating

- Ground Floor and Basement
- Approximately 745 SQ.FT (69.34 SQ.M)
- Excellent Location

Kings Group are proud to present a FREEHOLD investment opportunity situated in the heart of SHOREDITCH.

The approximate floor area is 745 SQ.FT (69.34 SQ.M) with the premise being sold as a VACANT possession and benefits from a GROUND floor and BASEMENT unit.

Potential Rental Income For The Unit of £30,000+ per annum.

Both Hoxton Station and Shoreditch High Street Station are situated 0.4 miles from the premises with EXCELLENT bus routes in and out of Central London. Situated in an area which has seen impressive developments and gentrification of the neighborhood.

Viewings are HIGHLY RECOMMENDED. Please contact us on 020 8510 0808 to arrange an appointment.

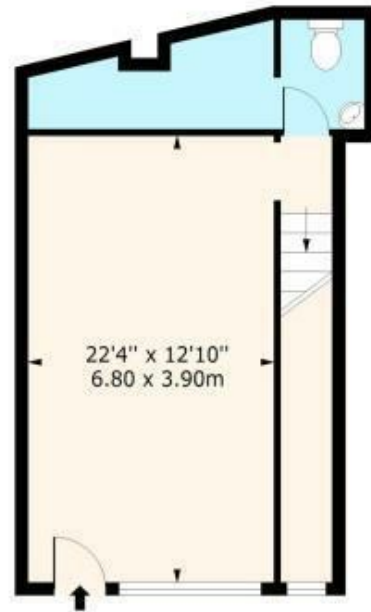






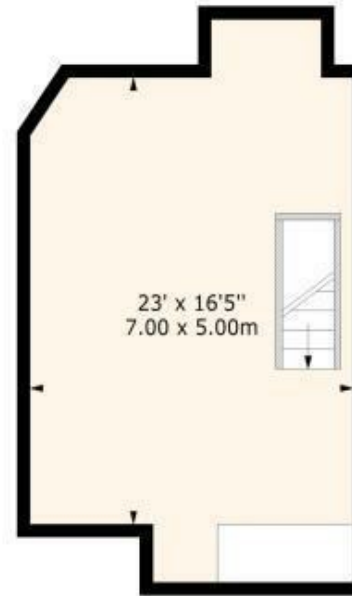
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Approx. Gross Internal Area 845 Sq Ft - 78.50 Sq M



Ground Floor

Floor Area 430 Sq Ft - 39.95 Sq M



First Floor

Floor Area 415 Sq Ft - 38.55 Sq M

For Illustration Purposes Only - Not To Scale



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

