



**£495,000**

**Hackney Road**

London, E2 7SJ

#### DESCRIPTION

Set on the busy stretch of Hackney Road is this 1365 square foot, split level commercial unit which features a shop front with plenty of natural light and stairs leading to a large lower ground floor open space which is also accessible via a rear entrance which is accessed by security gates. The property also has dedicated parking to the rear of the property, ideal for loading.

#### LOCATION

Set in Shoreditch, the building is situated directly between Columbia Road Flower Market and Broadway Market in the beating heart of vibrant East London. The area has excellent foot-fall with a dense residential populous and 1,000's of companies within a 15 minute walking radius. The area is particularly popular with 'creatives' and those working in the tech industries or launching new start-ups. Hackney road is a destination location with a thriving art scene, trendy bars, and independent cafes, stores and boutiques making it a cultural hotspot and an exciting area to buy a property. Busting Brick Lane and Redchurch Street are both within a short walk.

The unit is within a short walk of Hoxton and Shoreditch High Street Overground stations, providing seamless connections across London. Old Street, Bethnal Green and Liverpool Street Underground stations are also nearby, granting easy access to the Northern, Central, Circle, Hammersmith & City, and Metropolitan lines.

Multiple major bus routes—including the 26, 55, 149, 205, 242, and 243—stop just steps from the property, ensuring convenient travel from all corners of the city, day and night.

#### ACCOMMODATION

Gross Internal Area: 1365 Sq Ft

#### BUSINESS RATES

Parties are advised to make their own enquires with the local authority.

#### SERVICE CHARGE

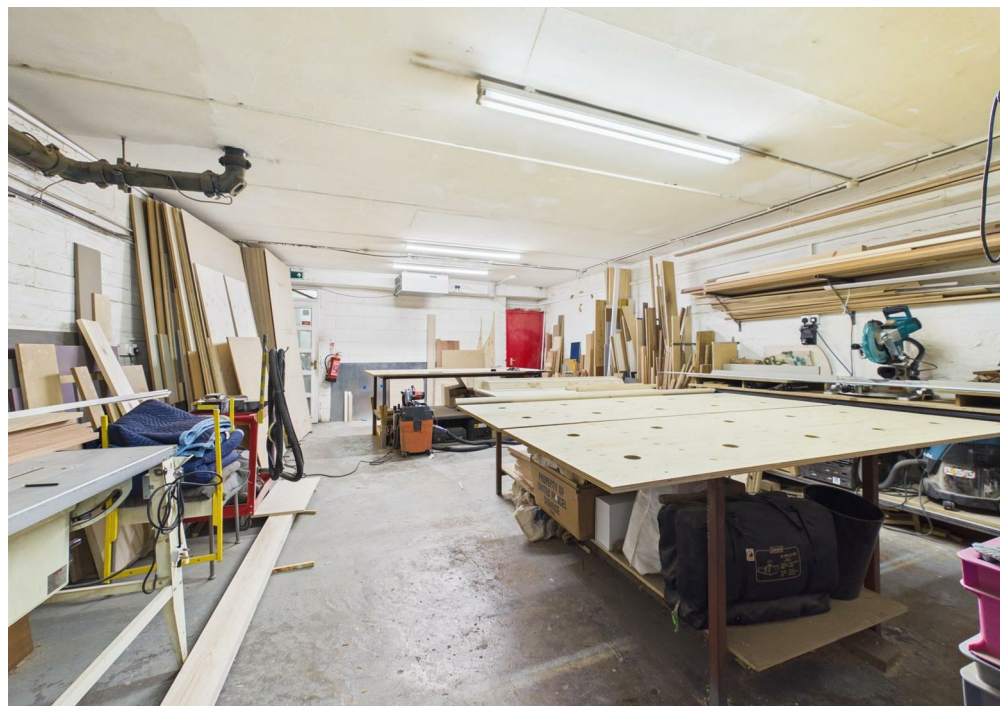
Est. £2894.92. per annum

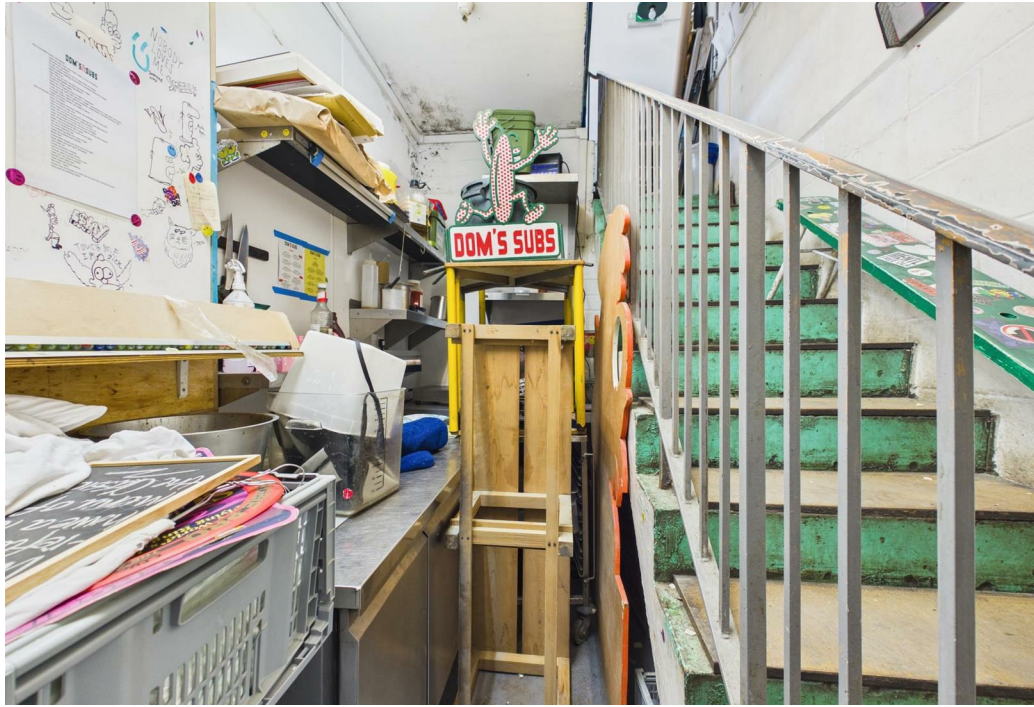
#### GROUND RENT

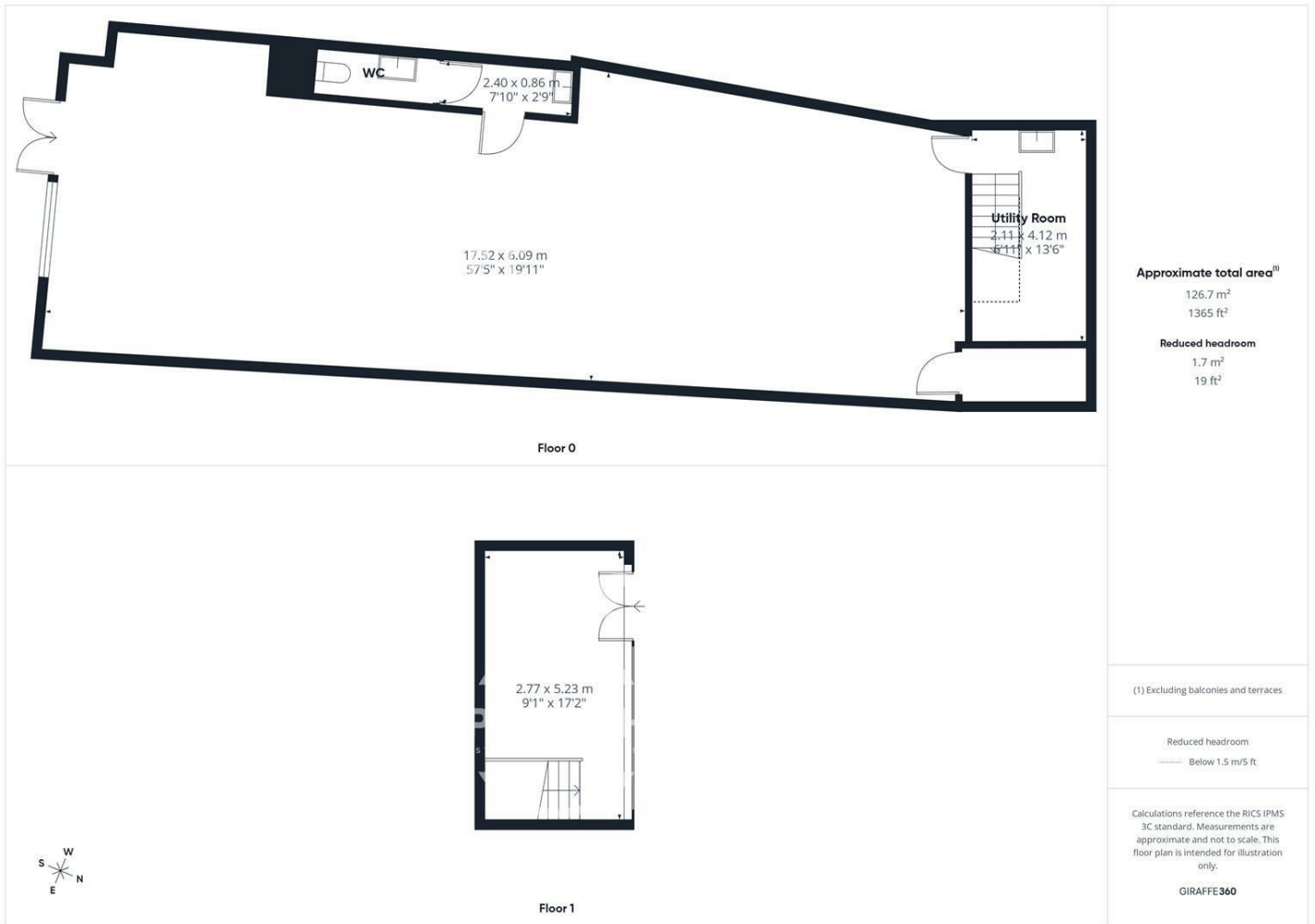
Zero

#### TENURE

Share of freehold with a new 999 year lease.







**Approximate total area<sup>(1)</sup>**  
 126.7 m<sup>2</sup>  
 1365 ft<sup>2</sup>

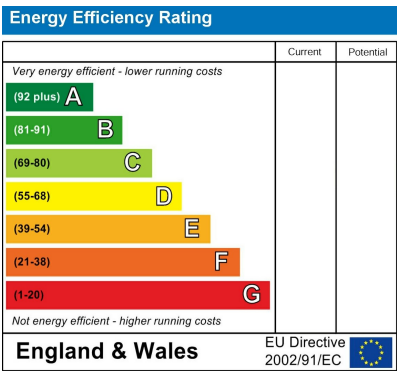
**Reduced headroom**  
 1.7 m<sup>2</sup>  
 19 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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