



PRICE GUIDE

**£300,000**

**Hackney Road**

London, E2 8PP

Guide Price:  
£300,000-£350,000

#### DESCRIPTION

A unique opportunity to acquire a commercial unit in a prominent return frontage Hackney Road commercial unit, boasting heavy footfall and a proven track record as a thriving haired and sunbed salon.

#### 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. Bustling 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.

#### AMENITIES

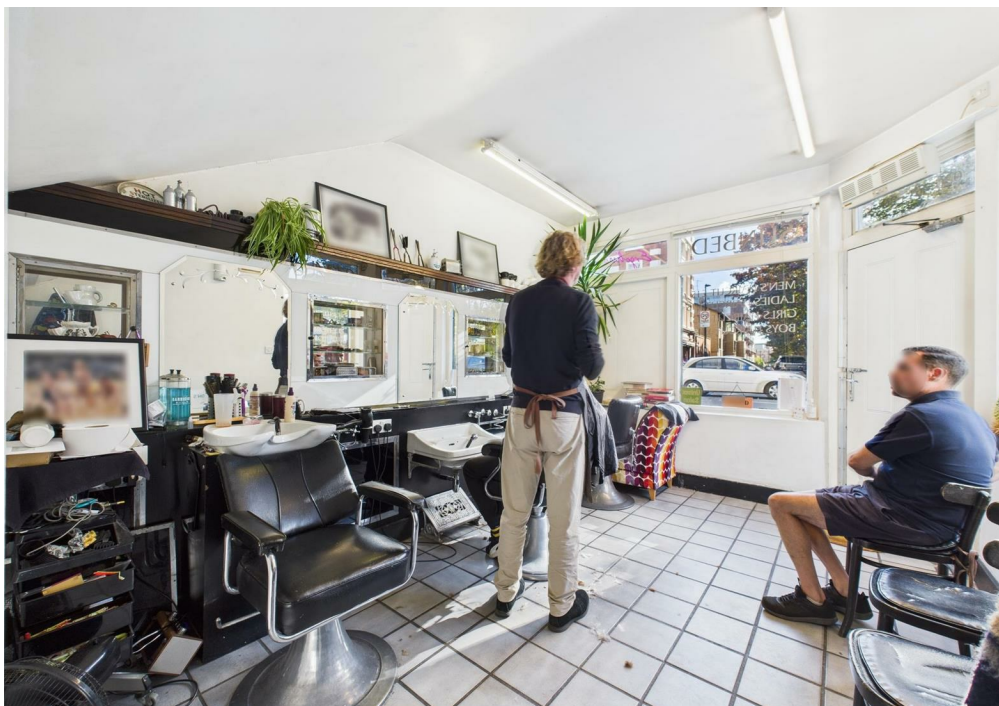
- Treatment room
- Kitchenette
- Gas central heating

#### ACCOMMODATION

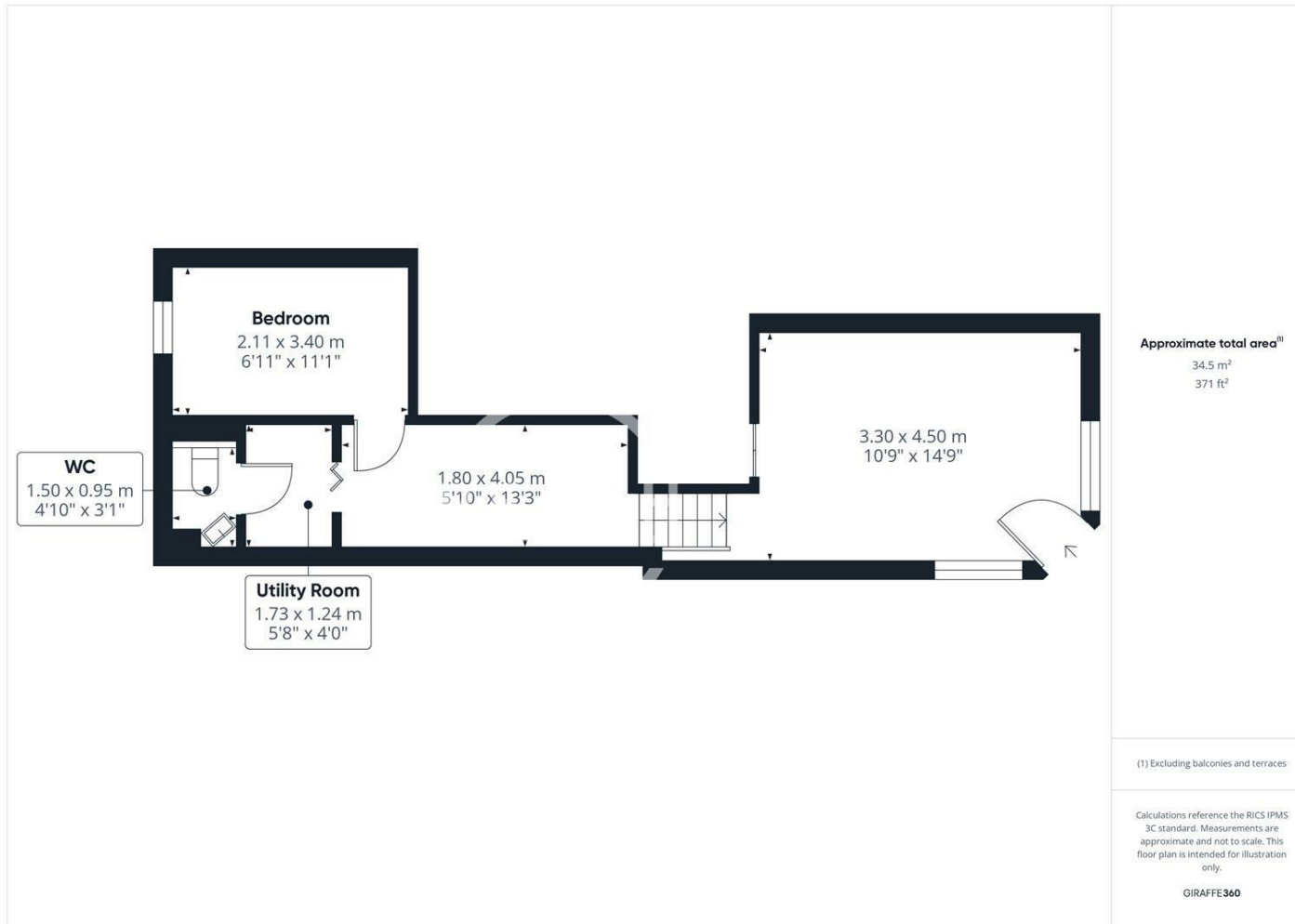
Gross Internal Area: 371 Sq Ft

#### LEASEHOLD

999 years







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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