

27 Hackney Grove, Hackney, London E8 3NR



FOR SALE

1,897 sq ft / 176.3 sq m

Commercial

An opportunity to acquire a three storey freehold building which offers significant value add and investment opportunities.



- Value add opportunity by way of potential conversion to residential, subject to obtaining the necessary planning consents
- Suitable for owner occupiers
- Hackney central
- Close to London Fields
- Grade II listed
- Garden area to the rear

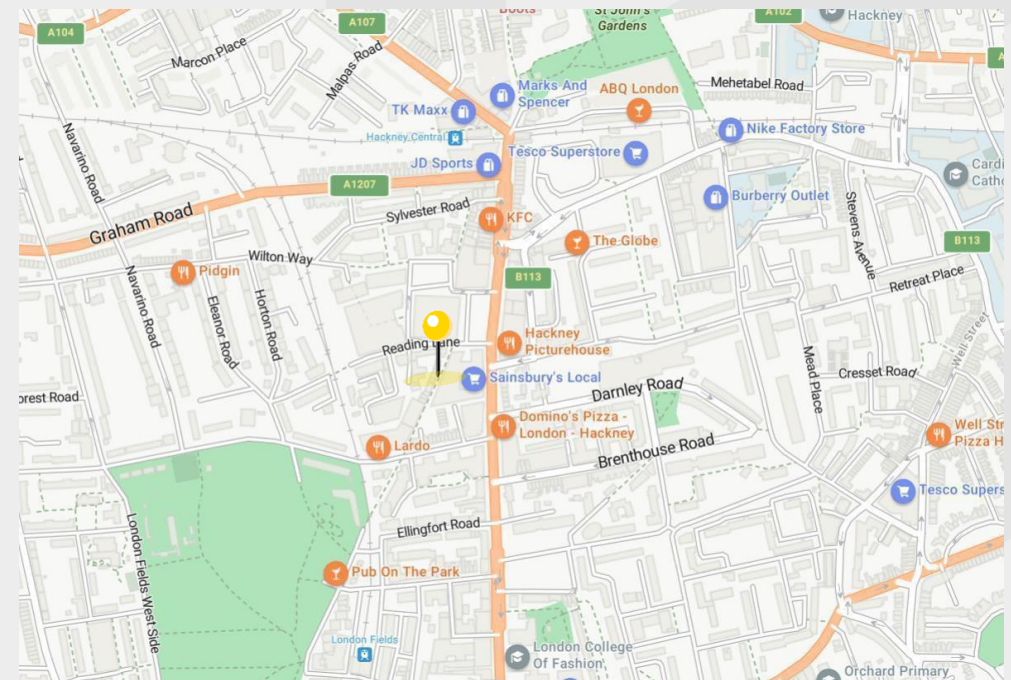


Description

An opportunity to acquire a freehold building which offers significant value add and investment opportunities. The three storey and basement building provides a cellular layout on each floor, which can be split into multiple smaller spaces if needed. The building would suit a range of businesses within Class E category, as well as alternative uses such as F2 (community use), subject to the necessary planning consents.

Location

Hackney Grove is situated in the heart of London Fields, one of the most exciting and sought-after locations in East London. The property is situated on a pedestrianised street and cycle lane and close to all of the local amenities including trendy cafes, stylish bars, eclectic restaurants, boutique shops, and bustling markets. With Hackney Central station just a short walk away, residents can easily reach other parts of London, making this an ideal location for most businesses.





Accommodation / Availability

Name	sq ft	sq m	Availability
Lower ground floor	560	52	Vacant possession upon completion
Ground floor	557	51.8	Vacant possession upon completion
First floor	400	37.2	Vacant possession upon completion
Second floor	380	35.3	Vacant possession upon completion
Total	1,897	176.3	

E P C

D (95)

VAT

To be confirmed

Tenure

Freehold, with vacant possession

Rateable Value

£23,750

Price

£700,000

Contacts

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