

4 Broadway Market Mews, Hackney, London, E8 4TS

TO LET

Sui Generis

1,448 sq ft / 134.5 sq m

£50,000.00 per annum

A unique and self-contained character mews building suitable for tattoo studio use or other commercial uses



- Tattoo studio and alternative commercial uses considered
- Self-contained mews property with 24/7 access
- Private roof terrace
- Exposed brickwork
- Vaulted ceilings
- Car parking space available via separate negotiation
- Available for immediate occupation

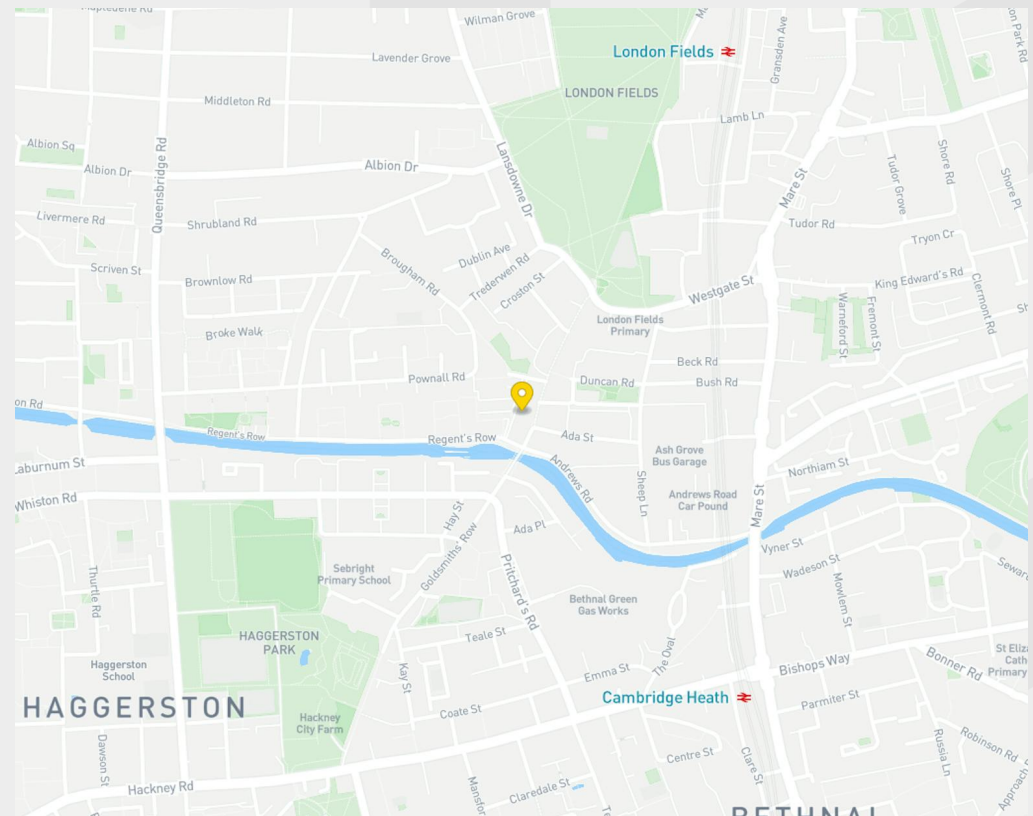


Description

A unique and fully self contained Mews property over ground and first floors with the benefit of private roof terrace at first floor level and character features throughout including exposed brickwork and vaulted ceilings. The property can be offered with the benefit of a car parking space available via separate negotiation. The property has historically been used as a tattoo studio (Sui Generis) although other Class E uses would be considered subject to planning.

Location

Broadway Market is located in one of the City Fringe's most vibrant enclaves connecting Westgate Street to the Andrews Road/Regents Row/Pritchard's Road junction to the south. Hackney Road and Columbia Road are moments away. The general location has been transformed over recent years to become a lifestyle and cultural hub. London Fields and Cambridge Heath overground stations are within walking distance providing quick and easy access from Liverpool Street to Hertford.



Accommodation / Availability

| Unit | Sq ft | Sq m | Rent | Rates Payable (sq ft) | Service charge | Availability |
|--------------|-------|-------|----------------|-----------------------|----------------|--------------|
| Ground | 495 | 46 | - | £10.64 | n/a | Available |
| 1st | 841 | 78.1 | - | £10.64 | n/a | Available |
| Unit - Total | 1,448 | 134.5 | £50,000 /annum | £10.64 | n/a | Available |

Tenure

New Lease

EPC

C

VAT

Upon enquiry

Configuration

Upon enquiry

Contacts

Tom Schwier
07583037559
tom.schwier@strettons.co.uk

Luke Marioni
07811651752
luke.marioni@strettons.co.uk

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 05/04/2024