

FOR SALE

COMMERCIAL INVESTMENT



 **85 & 89 Amhurst Road, Hackney, London E8 2AH**

Price **£650,000**



Property Type

COMMERCIAL INVESTMENT



Size

1,378 FT²



Tenure

FREEHOLD



Borough

HACKNEY



Planning Granted

NO



Existing Use

CLASS E

Tenanted



Yes

Local Train Stations



Hackney Downs Rail Station (0.1 miles)
Hackney Central Rail Station (0.3 miles)
London Fields Rail Station (0.6 miles)

Local Amenities



Hackney Empire (0.4 miles)
Hackney Downs Park (0.4 miles)
Kingsland Road (0.8 miles)

VAT Applicable



No

Rateable Value

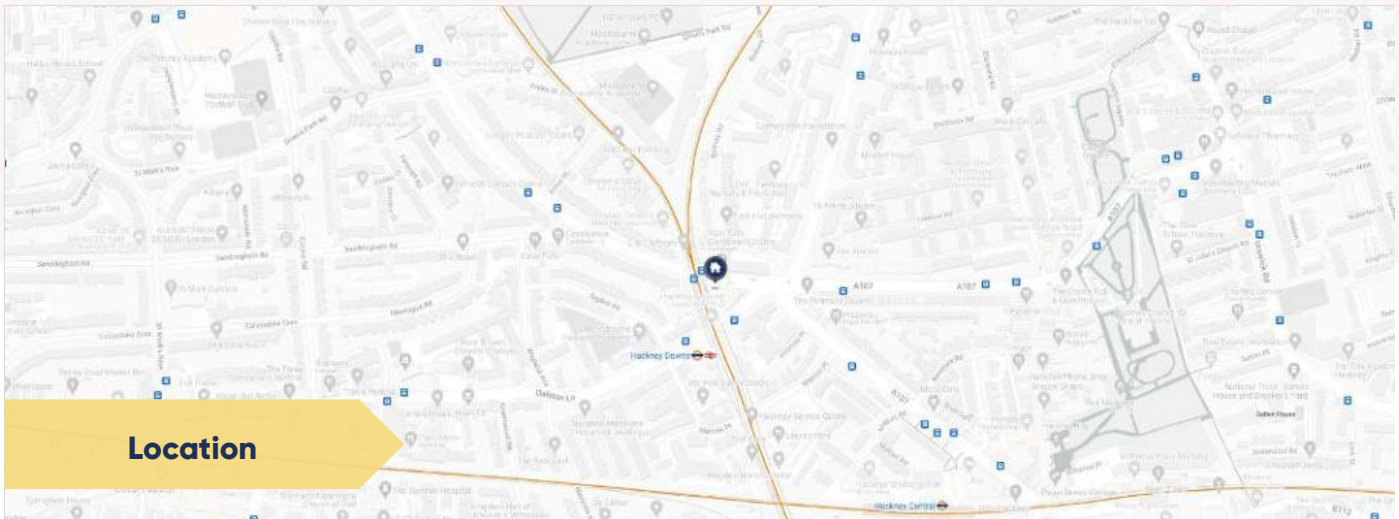


£8,000

EPC



C



Location



Additional Information

An opportunity to purchase two adjoining ground floor shops on Amhurst Road, Hackney E8. Both units are self-contained.

Both units are located in a prominent position at the junction of Dalston Lane and Pembury Road. They sit on the main road amongst a popular parade of local shops in a predominantly residential area.

Number 85 measures 764sqft (GIA) let to a Chinese restaurant t/a Noodle Xpress on a 15-year lease from 25 December 2012 at £25,000 per annum. Number 89 measures 614sqft (GIA) let to a convenience store t/a Wine Centre on a 12-year lease from 12 December 2022 at £25,000 per annum. Each unit comes with the benefit of a 250-year lease starting from 30th June 2023.

The combined rental of £50,000 per annum offers an attractive 7.69% yield.

Hackney Down and Hackney Central station are conveniently situated within a 2-minute walk and provide links to the city, north, east and west London. Mare Street and Kingsland road, with their array of shops, eateries, street markets, bars and nightclubs are all within a short walking distance.

The property will likely appeal to local and regional investors.

Inviting offers of £650,00 for the long leasehold interest.

Viewings are strictly on an appointment basis only.



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