

276 HACKNEY ROAD,
LONDON E2 7SJ

Well Located Hackney Ground Floor
Commercial Investment

**Long Leasehold
Investment for Sale**
Offers in excess of £500,000

Opportunity Summary

- Prime Hackney location close to Shoreditch, London Fields, and Broadway Market in North London.
- Close to Hoxton, Liverpool Street, Old Street and Shoreditch High Street stations
- Building configured as two separate units as one retail unit fronting Hackney Road, and one office unit to the rear accessed from Ropley St.
- Each unit is fully self-contained with their own dedicated entrance
- Total gross internal area of 1,447 sq ft (134.51 sq m) across ground and basement levels
- Retail unit let to Klei Shop at £10,000 per annum on an underlease expiring May 2030
- Office unit let to Flux Broadcast at £26,000 per annum on an underlease expiring May 2030.
- Total passing rent of £36,000 per annum with vacant possession of the whole building achievable in May 2030.
- Held on a 125 year long leasehold expiring 18 September 2111.
- An ideal SIPP investment
- Any sale subject to s.5 notices and ultimate freeholder consent.

The Opportunity

Offers are sought in excess of **£500,000** for the long leasehold interest. A sale at this level would reflect a **6.88% NIY** assuming standard purchaser's costs of 4.70%, and a capital value of **£346 per sq. ft.**

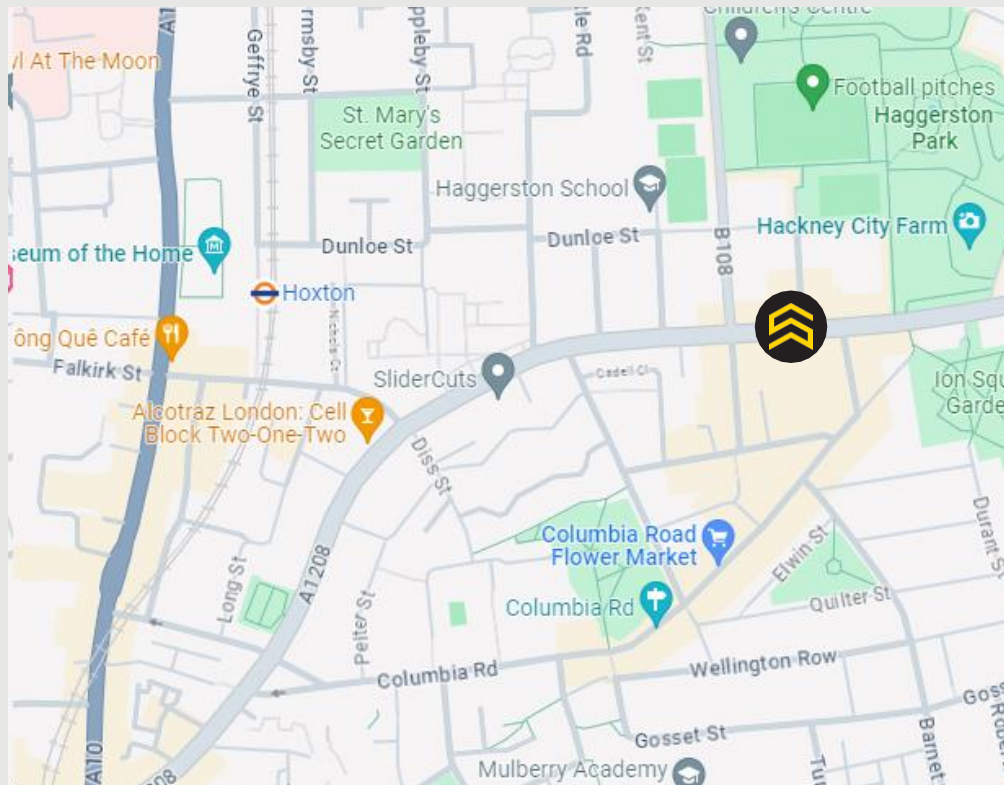


Location

The property is located on the south side of Hackney Road close to the administrative boundary between the London boroughs of Hackney and Tower Hamlets.

This is an area undergoing regeneration and has had several fantastic new developments constructed in the past couple of years including The Shoreditch Exchange and HKR.

The location is well located for public transport with Hoxton Overground station within a 5 minute walk and Liverpool Street, Old Street, and Shoreditch High Street stations all within a 20-25 minute walk.



The Property

The property comprises two separate self-contained units over the ground, lower ground, and basement floors of a mixed-use building. The upper floors are configured as residential flats and owned separately.

The retail unit at the northern end of the demise is accessed via active frontage onto Hackney Road, whilst the office unit to the rear is accessed via Ropley Street.

The units were recently renovated in 2017, with the office unit benefiting from a tenant fitout to a high standard in a media style.

There is parking for two vehicles to the rear of the unit.

Floor Areas

The accommodation of the property is as follows:

Floor	Use	Sq ft	Sq m
Ground	Retail	142	60
Basement	Ancillary retail	60	5.6
<i>Retail unit total</i>		<i>202</i>	<i>65.6</i>
Lower ground	Office	1,245	115.71
<i>Office unit total</i>		<i>1,245</i>	<i>115.71</i>
Total Net Internal Area		1,447	134.51



Tenure

The building is owned on a long leasehold held for a term of 125 years expiring 18 September 2111 Title Number 196994.

The long lease is subject to a ground rent of £150 per annum until 2036, from when it will increase every 25 years to a cap of £500 per annum.



Tenancies

The units are subject to the following underlease agreements:

Floor	Tenant	Term	Expiring	Break	Rent Review	Rent £PA
Ground & Basement	Skye Corewijn (t/a Klei Shop)	7 yr	06.05.30	12.05.28	03.02.27	£10,000
Lower Ground	Flux Broadcast Ltd	7 yr	06.05.30	12.05.28	03.02.27	£26,000
Total						£36,000



Klei Shop is an independent ceramics shop featuring work by local and UK based ceramic makers and artists. The shop also regularly run private classes and exhibitions, and also have an online store.



Flux Broadcast is an award winning production company specialising in online video, working across live streaming, commercial & content creation for a range of international clients.

Planning

The building lies within the London Borough of Tower Hamlets. The property is not listed, however does fall within the Hackney Road Conservation Area.

The commercial units are understood to have established Class E use.

Technical Information

All further supporting lease and tenure information in relation to the sale is available to interested parties upon request.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

EPC

A commercial EPC has been commissioned.

VAT

To be confirmed.

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Viewing & Further Information

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Further Information

[View on Website](#)

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