



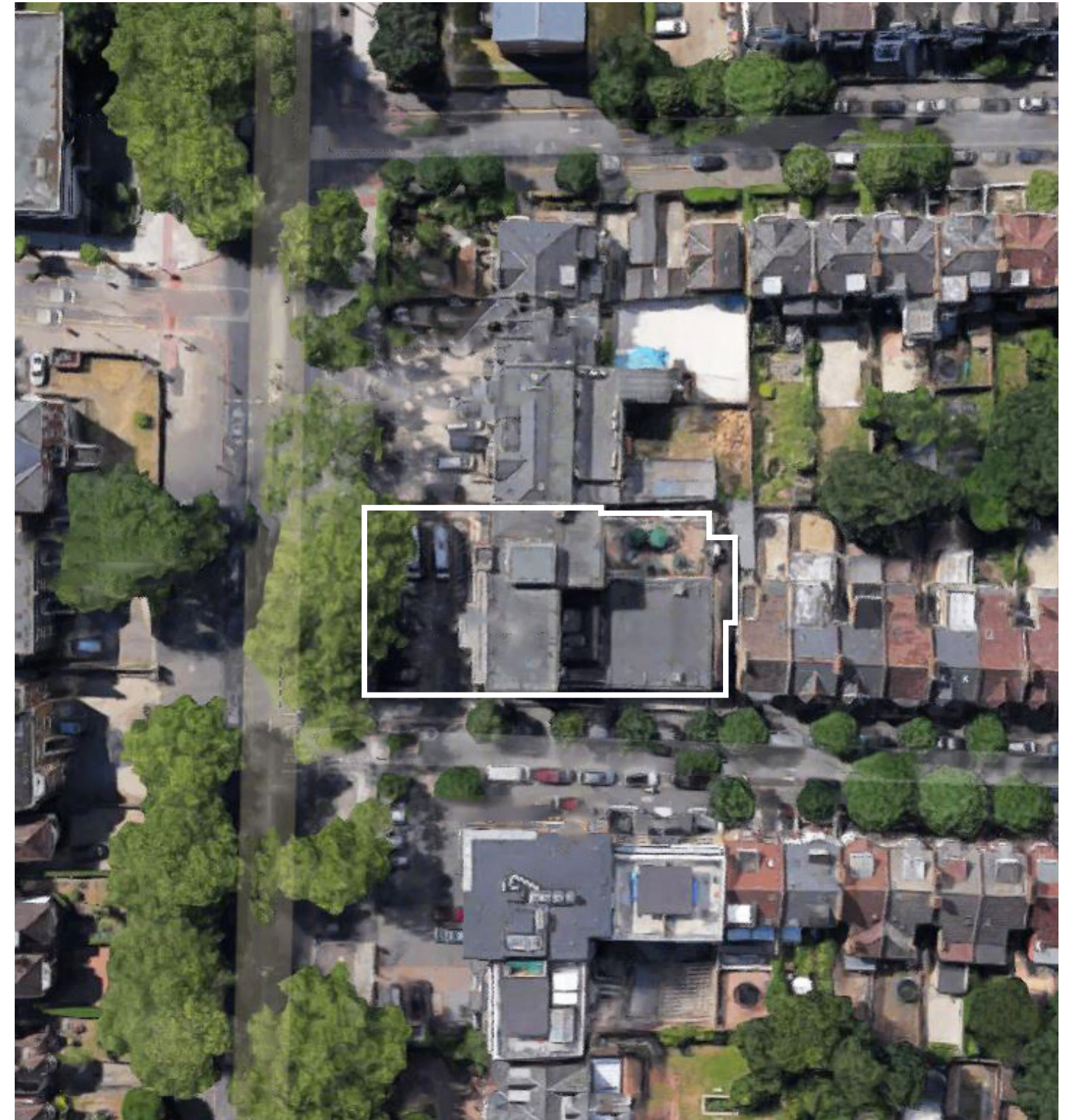
91-93 Stamford Hill, London N16 5TP
Investment / Development Opportunity **For Sale**

Kingsbury

**Knight
Frank**

SUMMARY

- 5-storey community building (D1 Use Class) extending to approximately 19,440ft² (1,806m²) GIA, occupying a site of circa 0.288 acres
- Part let to two charities and producing a rental income of approximately £93,000 per annum
- Potential for residential-led development via conversion or comprehensive redevelopment, subject to obtaining the necessary consents
- Sought-after location approximately 0.4 miles from Stamford Hill Station (London Overground), providing direct services into Central London via Liverpool Street Rail Station in under 20 minutes
- Offers invited in excess of £6,000,000 for the freehold interest



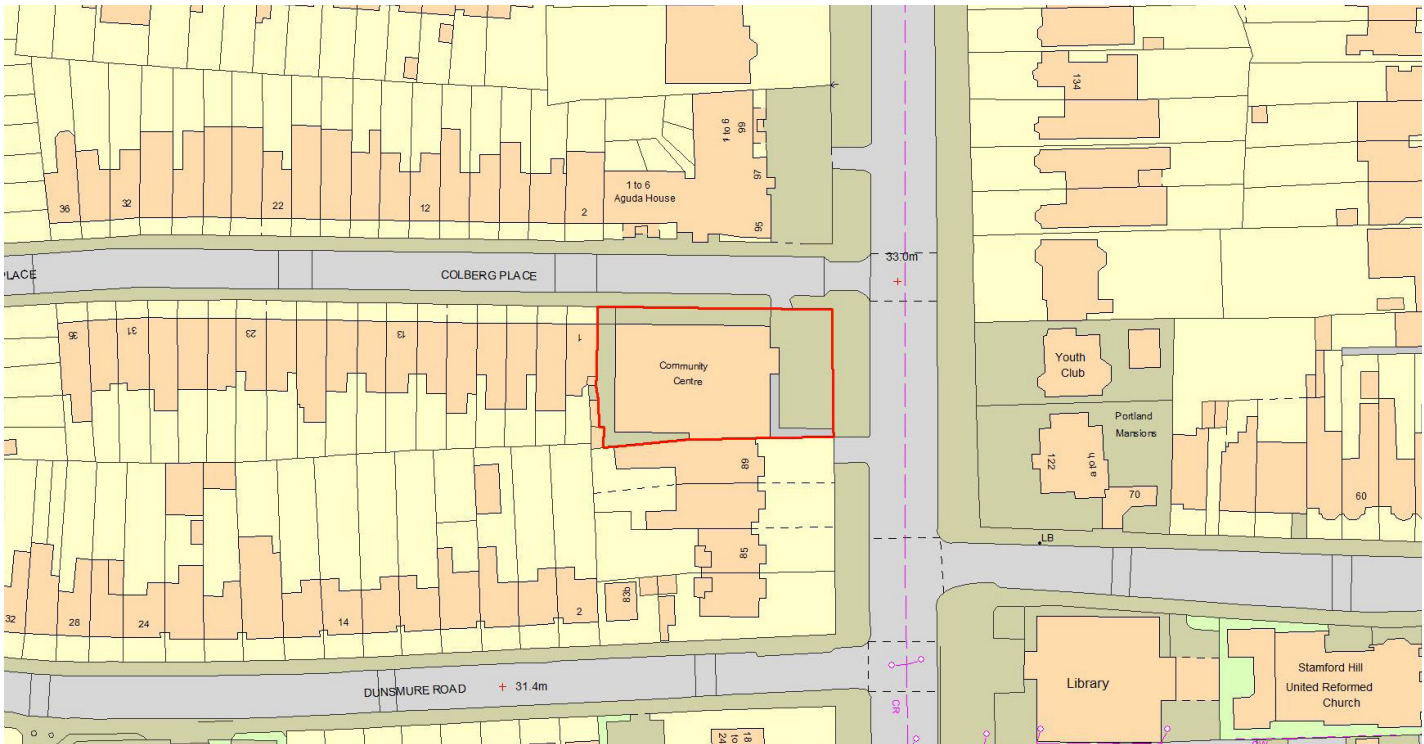
DESCRIPTION

The property comprises a 5-storey commercial building extending to approximately 19,440ft² (1,806m²) GIA arranged over basement, ground and three upper floors.

The property was originally utilised as a day care centre, and benefits from its own private car park to the front of the site and a rear vehicular service entrance taken from Colberg Place.

The property is considered to have D1 Use (non-residential institutions) and is part-let to two charities, who occupy the first, second and third floors.

The building occupies a broadly rectangular site extending to approximately 0.288 acres which is bounded by a terrace of houses to the west and a synagogue to the south.



LOCATION

The property occupies a prominent corner position on the western side of Stamford Hill at its junction with Colberg Place, within the London Borough of Hackney.

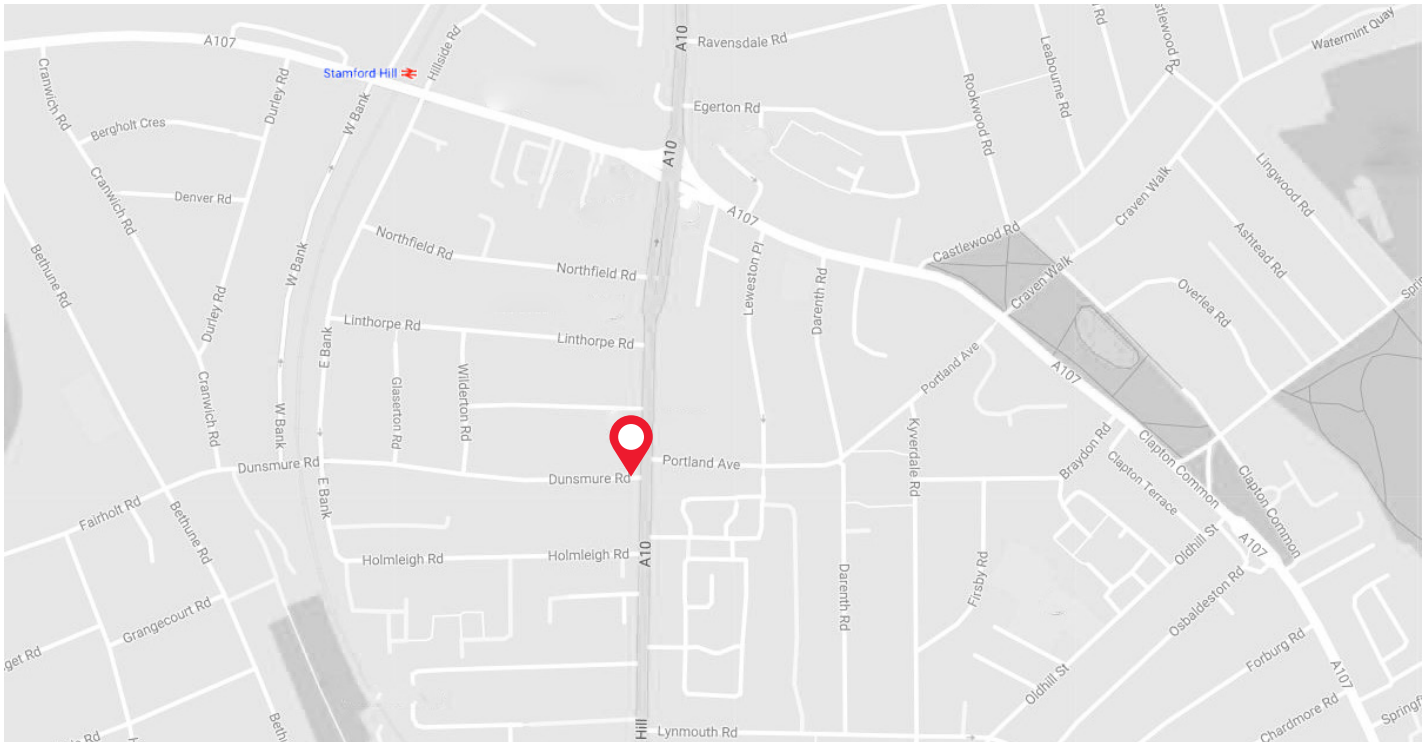
The immediate location comprises a broad mix of both residential and commercial uses, with several of the neighbouring properties operated as offices, places of worship and educational institutions.

The building is located approximately 0.2 miles from the parade which offers numerous shops, cafes, restaurants, and other amenities.

The nearest station is Stamford Hill (approximately 0.4 miles to the North-West of the property) which provides London Overground services, with Liverpool Street Rail Station accessible within 20 minutes.

Other journey times include:

Stoke Newington Station 2 mins | Hackney Downs Station 8 mins | Bethnal Green 14 mins





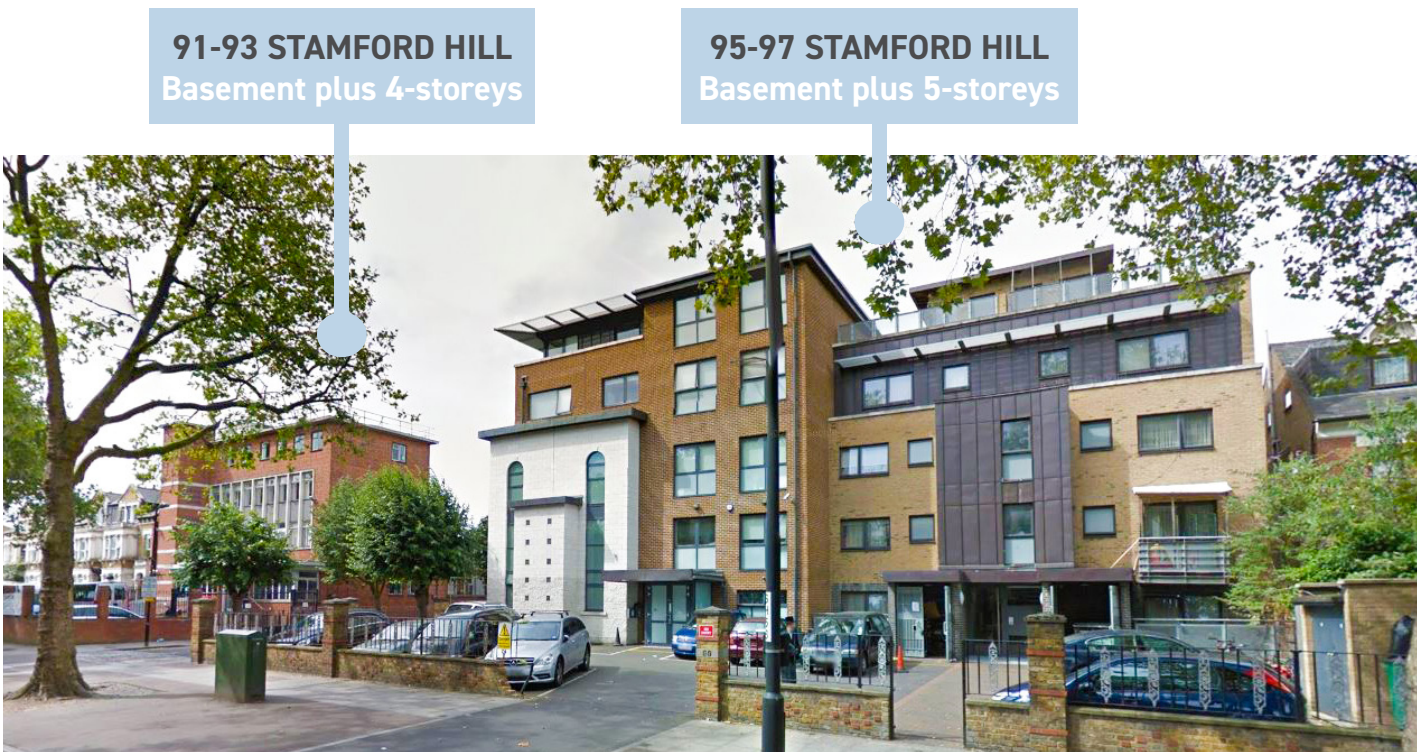
PLANNING & DEVELOPMENT POTENTIAL

The property is not locally listed by the London Borough of Hackney or nationally listed by Historic England. The site does not lie within a Conservation Area.

The property may be suitable for a range of alternative uses, subject to obtaining the necessary consents.

The property offers potential for residential-led development to provide self-contained apartments with a commercial element retained, subject to planning permission.

The building may be suited to conversion to residential use and there may be potential to construct a single-storey roof extension to match the height of 95-97 Stamford Hill (a recently constructed residential block arranged over ground plus four upper floors). Comprehensive redevelopment of the site is also an option.



TENANCIES

Two separate charities currently operate within the property; occupying the first, second and third floors.

The first and second floors are let to Kisharon (www.kisharon.org.uk) on a Licence Agreement commencing on 6th May 2014 and expiring on 31st July 2019, at a current passing rent is £93,000 per annum. The agreement is determinable with 12 months’ notice.

The third floor is let to JAMI (www.jamiuk.org), however they will be vacating the property in February 2018 and the sale will be subject to vacant possession of this part of the building.

The ground floor and basement, which together extend to circa 12,572ft² (1,168 m²) GIA, are currently vacant.

TENANCY & AREA SCHEDULE

Floor	GIA ft²	GIA m²	Lease Term	Tenant	Rent P.A.
Basement	6,254	581	Vacant	Vacant	N/A
Ground	6,318	587	Vacant	Vacant	N/A
First	2,228	207	Licence Agreement expiring 31st July 2019 with 12 month Landlord break option	Kisharon	£93,000
Second	2,207	205			
Third	2,217	206	Vacating Upon Completion	JAMI	N/A
Fourth/Roof	215	20	Vacant (Plant Room)	Vacant	N/A
Total	19,440	1,806			£93,000

TENURE

The property will be sold freehold and subject to part vacant possession on completion.

VAT

The property is not elected for VAT.

TERMS

Offers are invited in excess of £6,000,000. A purchase at this level reflects circa £309 per ft² on the existing GIA.

The closing date for written offers is Wednesday 1st November 2017.

ADDITIONAL INFORMATION

Further information can be found on www.inst.knightfrank.com/brenner

CONTACT

To discuss any aspect of the property of disposal process, please contact the sole selling agents:

Kingsbury
1st Floor, 81 Alie Street
London E1 8NH

Joe Goldsmith
020 7183 2529
joe.goldsmith@kingsbury-consultants.co.uk

Ross Kemp
020 7183 2529
ross.kemp@kingsbury-consultants.co.uk

Knight Frank
55 Baker Street
London W1U 8AN

Tom Scaife
020 7861 5429
tom.scaife@knightfrank.com

Sarah Massey
020 7861 5339
sarah.massey@knightfrank.com

This property summary is produced for general information purposes only and does not constitute an offer or contract. Knight Frank LLP is not retained by the vendor/owner of the subject property, nor do we make any representation as to its availability. If engaged by the buyer a fee of 1% of the purchase price (plus VAT at the prevailing rate) will be payable in the event of a purchase.

This property summary has not been verified and no reliance should be placed on the factual accuracy of the information provided. The publication and/or reproduction of this property summary without the prior written consent of Knight Frank LLP is prohibited and, to the extent legally allowed, we accept no liability of responsibility for any losses (whether direct or consequential) deriving from its use.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Out registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of our members' names

Kingsbury on their own behalf and on behalf of the Owner / Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement. Kingsbury is the trading name of Kingsbury Investment & Development Consultants Ltd registered in England No: 06869268.

