

89 & 89a Kingsland High Street, Hackney, London, E8 2PB



FOR SALE

Class E Retail / Leisure / Development
/ Investment / Office

4,441 sq ft / 412.6 sq m

Offers in the region of £1,100,000.00

**An unbroken
Freehold close to
Dalston Junction,
offering attractive
asset management
and development
opportunities (STP).**



- Unbroken Freehold
- Shop with vacant possession on completion
- Asset management and income improvement opportunities
- Rear access from Gillett Square
- Mixed use including retail and offices
- Potential for development/conversion, subject to obtaining necessary planning consents

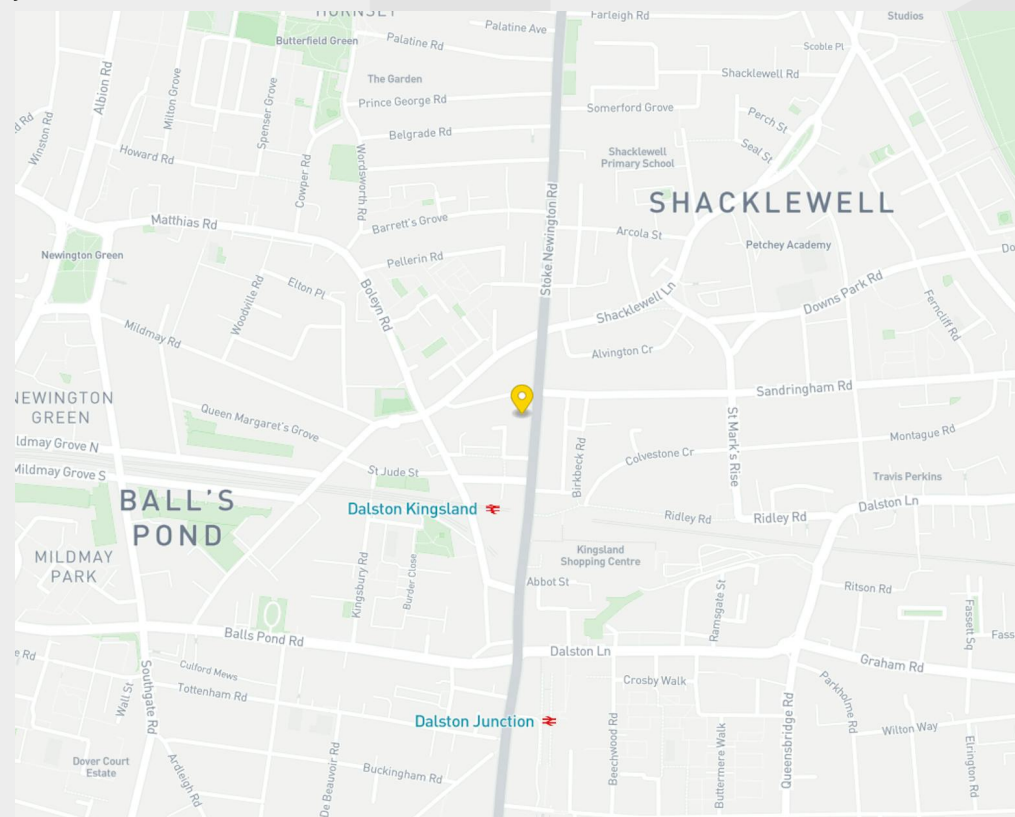


Description

The property is arranged over basement, ground, first and second floors. Comprising a fully commercial format of retail at ground and offices across all of the remaining space. There is a separate and self-contained unit at the rear which can be accessed independently via Gillett Place. The building is fully occupied and income producing, apart from one vacant element (ground floor shop). To be sold with tenants in situ.

Location

Situated on the western side of Kingsland High Street, mid-terrace of the parade. The surrounding area has a high density of commercial, specifically retail and is densely populated. Popular shopping destinations such as Kingsland Shopping Centre and Ridley Road Market are both approximately a 3 minute walk away from the property, with the benefit of associated footfall. There are direct road, cycle and train links to Central London via the Kingsland Road/A10, and Overground stations at Dalston Kingsland and Dalston Junction.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Service charge	Availability
Ground - Shop Front	1,167	108.4	-	£2,334 /annum	Available
Ground - Rear	499	46.4	£8,100 /annum Inclusive of S/C	£1,616.90 /annum	Occupied
Basement	968	89.9	£8,552 /annum Inclusive of S/C	£3,388 /annum	Occupied
1st	770	71.5	£20,020 /annum Inclusive of S/C	£5,775 /annum	Occupied
2nd	381	35.4	£8,670.50 /annum Inclusive of S/C	£1,832.50 /annum	Occupied
3rd - Front	381	35.4	£9,905.76 /annum Inclusive of S/C	£2,857.26 /annum	Occupied
3rd - Rear	275	25.6	£7,150 /annum Inclusive of S/C	£2,062.50 /annum	Occupied
Total	4,441	412.60			

Tenure

Freehold

EPC

E (102)

VAT

Applicable

Configuration

Upon enquiry

Contacts

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

Jamie Smith
07870 850097
jamie.smith@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 13/05/2024