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## **REDIFINING YOUR INVESTMENT JOURNEY**

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With our exclusive access to handpicked properties and state-of-the-art technology, we provide our members with access to explore a range of investments, from residential to commercial.



Joyn  
KITCHENS

20

The Rich Collection

THE RICH COLLECTION FINEST CHINA

Katsu Kuriko

Japanese Food & Drink

RAWLALA

## MIXED-USE FREEHOLD

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7 Hackney Road, Shoreditch, London, E2 7PR

### KEY PROPERTY INFORMATION

- Ground-Floor & Basement Retail Unit (Freehold)
- Total size: 983 square foot
- Currently Owner Occupied
- Offered with Vacant Possession
- Potential to Increase the Building Mass Above

The shop stock is not included in the sale; however, it can be negotiated separately if desired.

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**ASKING PRICE:**  
£575,000



## DESCRIPTION

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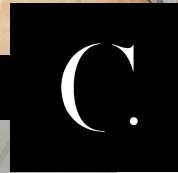
### **Prime Freehold Retail Opportunity – Hackney Road, Shoreditch**

A rare opportunity to acquire a ground-floor & basement retail unit with freehold ownership in the highly sought-after location of Hackney Road, Shoreditch. This versatile property is ideal for owner-occupiers or investors, currently designated for A1 use, with potential for alternative uses subject to planning consent.

Additionally, there is scope for airspace development, offering the possibility of increasing the building's mass (subject to the necessary approvals).

Please note that both upper-floor flats have been sold on long leases.

Viewings are strictly by appointment only. For further details or to arrange a viewing, please contact us.



## SHOP FLOORPLAN

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HACKNEY ROAD E2  
GROSS INTERNAL AREA  
APPROX TOTAL: 91.3.sq.m - 983.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan 001022025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by [www.steelondon.co.uk](http://www.steelondon.co.uk) email: [mark@steelondon.co.uk](mailto:mark@steelondon.co.uk)

## LOCATION & TRANSPORT

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Shoreditch is one of London's most dynamic and sought-after districts, renowned for its vibrant mix of independent businesses, trendy retail spaces, and cutting-edge creative industries.

The area is home to various cafes, bars, galleries, and high-end boutiques, alongside leading tech firms and start-ups, cementing its reputation as the epicentre of London's creative and digital economy. With excellent transport links, including nearby Liverpool Street, Old Street, and Shoreditch High Street stations, the area provides convenient access across London and beyond.

Hackney Road, where this property is located, benefits from high footfall, strong rental demand, and ongoing regeneration, making it an attractive prospect for retail and hospitality.



# PLANNING DATA

	Date	Description
Pending	N/A	N/A
Permitted	N/A	N/A
Refused	N/A	N/A

Borough	Tower Hamlets
Housing Delivery Test:	77%
Brownfield Land Register:	No
Listed Building:	No
Flood Zone:	Low
Surface Water:	Low
Nutrient Neutrality Affected:	No

Conservation Area:	No
Green Belt:	No
Area of Natural Beauty:	No
Sites of Special Scientific Interest:	No
Special Protection Areas:	No
London PTALs:	2
National Parks:	No

Article 4 Area - Commercial to Residential





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.