



## 338 Hackney Road

Shoreditch, London, E2 7AX

**945 sq. ft. Ground and Lower Ground floor Class E space in Hackney Road.**

**945 sq ft**  
(87.79 sq m)

- High Street Presence
- Fully Glazed Frontage
- Recently Renovated
- Prime Location
- Self-Contained
- Electric Shutter
- Lower and Ground Floor space
- Walking distance from Columbia Road
- Available Now
- Great Transport Links

# 338 Hackney Road, Shoreditch, London, E2 7AX

## Summary

<b>Available Size</b>	945 sq ft
<b>Price</b>	£420,000.00
<b>Rates Payable</b>	£4,441.10 per annum Small Business Relief Scheme
<b>Rateable Value</b>	£8,900
<b>Service Charge</b>	£7,000 per annum Building Insurance & Ground Rent Included
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Arranged on ground and lower ground floors is this fantastic retail/gallery unit. It has recently been refurbished to a very high standard and has a fully glazed display frontage, original timber flooring, newly plastered and painted walls, modern spotlighting, a kitchenette on the lower ground floor level and a high quality and fully tiled WC.

## Location

The property occupies a prominent position on the south side of Hackney Road opposite Hackney City Farm and the junction with Goldsmiths Row leading to Broadway Market, placing it en route to the flower market destination of Columbia Road.

The area is well served by public transport and the property is equidistant between Hoxton and Cambridge Heath stations, both within easy walking distance.

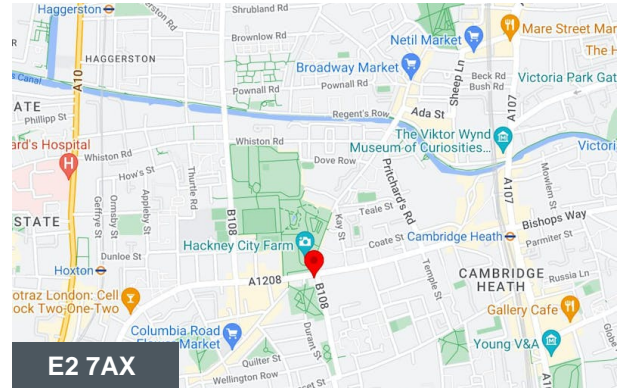
## Accommodation

The accommodation comprises of the following

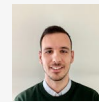
Name	sq ft	sq m	Price	Availability
Unit - GF & Basement	945	87.79	£420,000	Available
<b>Total</b>	<b>945</b>	<b>87.79</b>		

## Terms

The long leasehold, of 125 years started on 4 July 2012 and ends on 3 July 2137.



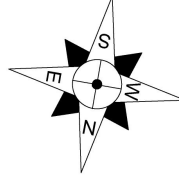
## Viewing & Further Information



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15'0" x 3'1"  
(4.57m x 0.94m)

**Shower Room**  
6'2" x 5'5"  
(1.88m x 1.65m)

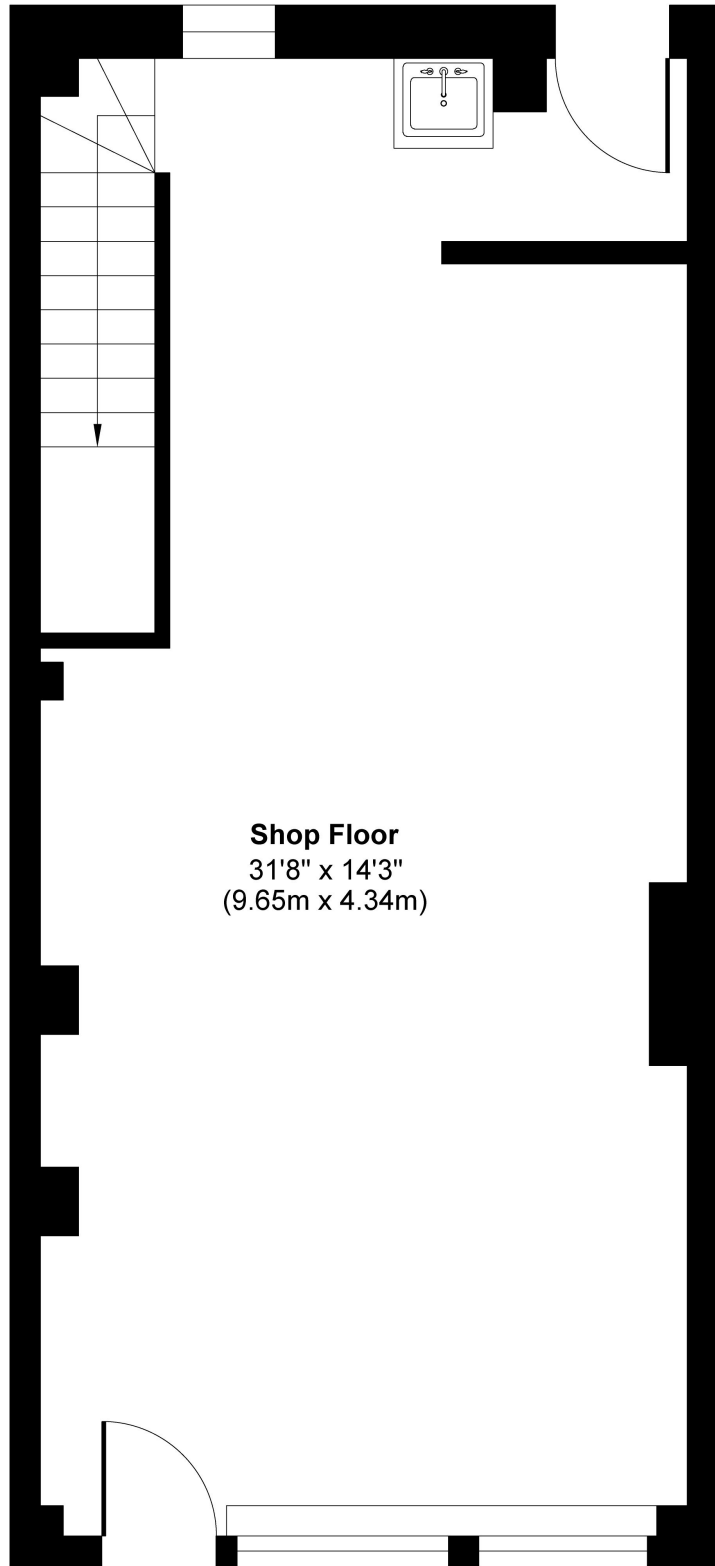
30'4" x 14'2"  
(9.25m x 4.32m)

**Basement**  
Approximate Floor Area  
487 sq. ft  
(45.24 sq. m)

**Approx. Gross Internal Floor Area 945 sq. ft / 87.79 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property



**Shop Floor**  
31'8" x 14'3"  
(9.65m x 4.34m)

**Ground Floor**  
Approximate Floor Area  
458 sq. ft  
(42.54 sq. m)