

Est.1955

Tarn
&Tarn

10 HACKNEY ROAD
SHOREDITCH
LONDON
E2 7NS

SELF-CONTAINED
GROUND FLOOR &
BASEMENT
SHOWROOM/OFFICE
FOR SALE
797 FT²



DESCRIPTION

Previously tenanted by a business that refurbished the property to a high standard, this Ground Floor and Basement space is located in prime Shoreditch on a busy, high-footfall road. The building boasts generous ceiling heights and excellent natural light throughout, making it suitable for a variety of businesses. It is an ideal choice for any occupier looking to secure a space in close proximity to the vibrant Shoreditch area.

SUMMARY

- Beautifully Renovated by the previous tenant
- High footfall Location
- Excellent Transport Links
- Good Ceiling Height
- Electric Security Shutters








LOCATION

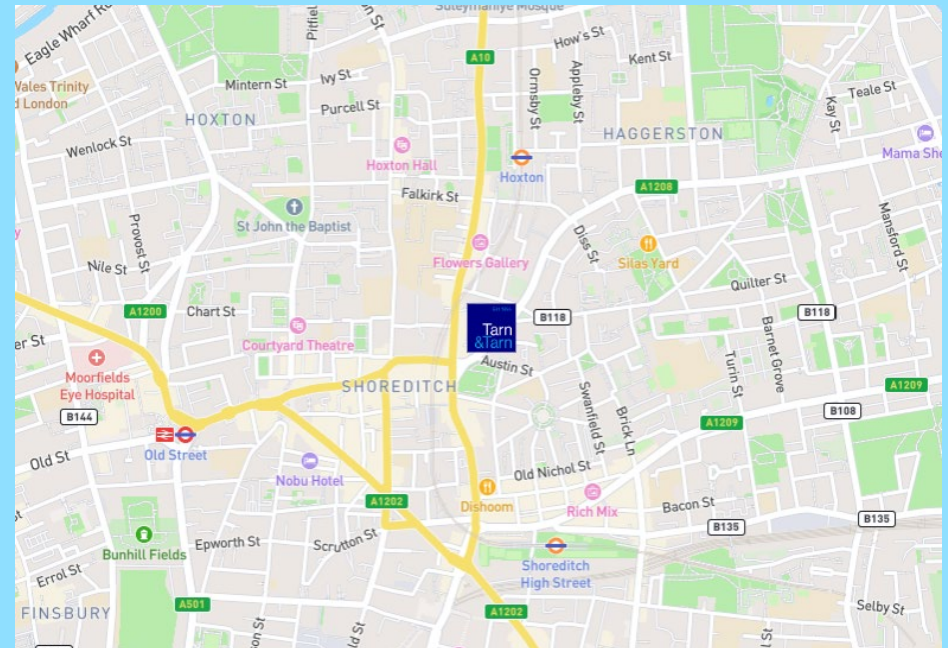
THE AREA

The unit is situated on the South side of Hackney Road, close to its intersection between Shoreditch High Street, Old Street and Kingsland Road. The immediate surroundings boast an array of cafes, shops, restaurants, and bars, catering to a diverse clientele from media, creative, and fashion industries. The unit is only a few minutes' walk from both Hoxton & Shoreditch High Street Overground stations and Old Street Underground Station.



TRANSPORT

-  Hoxton Station (6-minute walk) - **Overground Line**
-  Shoreditch High Street (10-minute walk) – **Overground Line**
-  Old Street Station (11-minute walk) – **Northern Line**



ACCOMMODATION

FLOOR	SQ FT	SQ M
GF & Basement	797	797
TOTAL	797	797

TERMS

Sale Terms: Long Leasehold of 125 Years from 2011 (112 Years Unexpired)

BUILDING INSURANCE

Included in service charge.

VAT

Applicable

SUMMARY

Available size	797 sq ft
Price	Offers in the region of £600,000
Business Rates	Rates Valuable £17,750
Service Charge	£1717.29 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D

ANTI-MONEY LAUNDERING

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

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets



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VIEWINGS

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