

Est. 1955

Tarn
&Tarn

8 HACKNEY ROAD
SHOREDITCH
LONDON
E2 7NS

INCOME PRODUCING
E-CLASS PREMISES
721 FT²



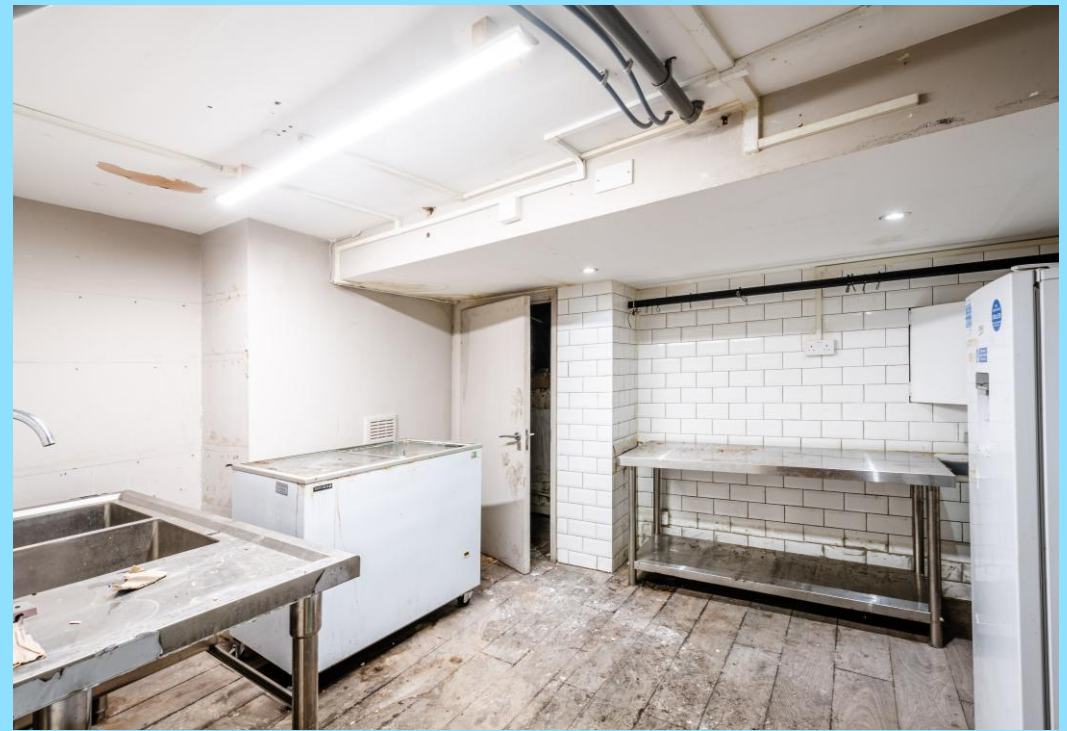
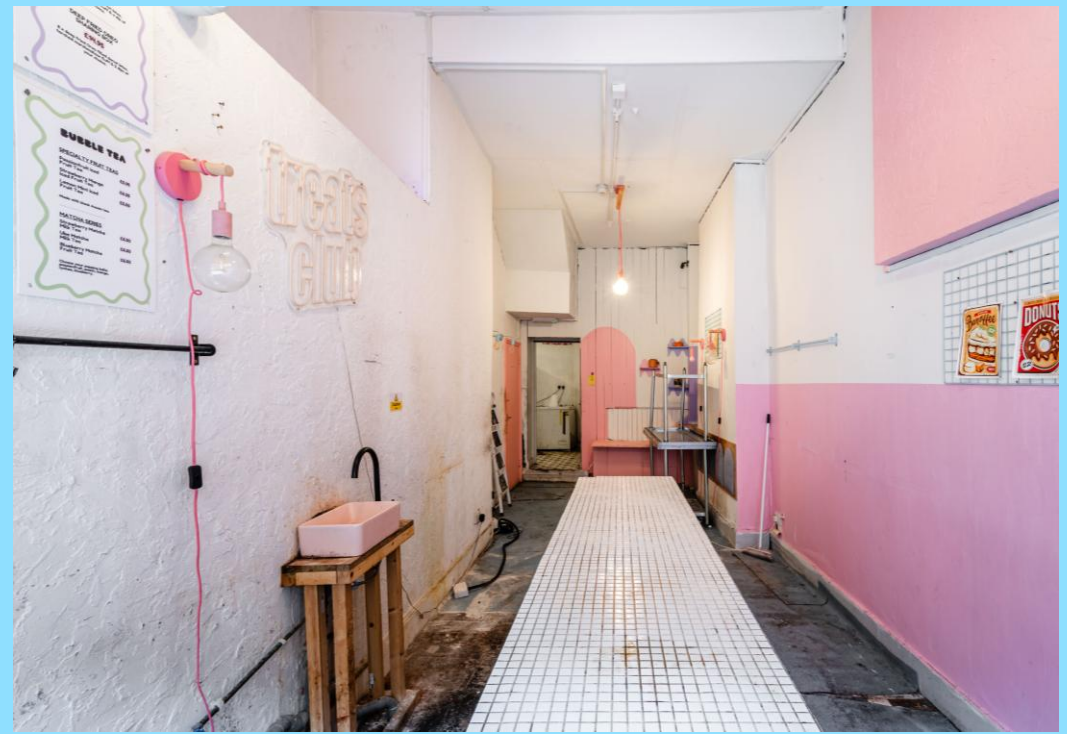
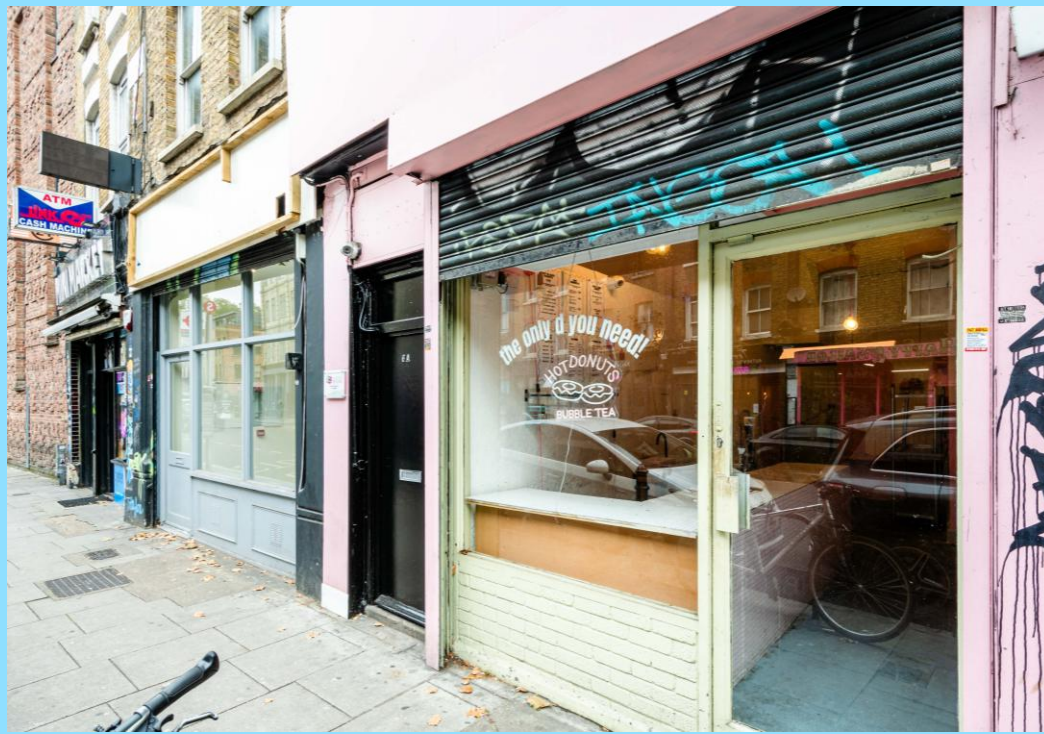
DESCRIPTION

The available accommodation is a self-contained retail unit, spanning both the ground floor and basement level of a mixed-use building. With its generous ceiling height, good natural light, and secure shutters, this unit presents an ideal opportunity for any business owner looking to acquire a unique property for their business.

SUMMARY

- Security Shutters
- High footfall Location
- Excellent Transport Links
- Good Ceiling Height








LOCATION

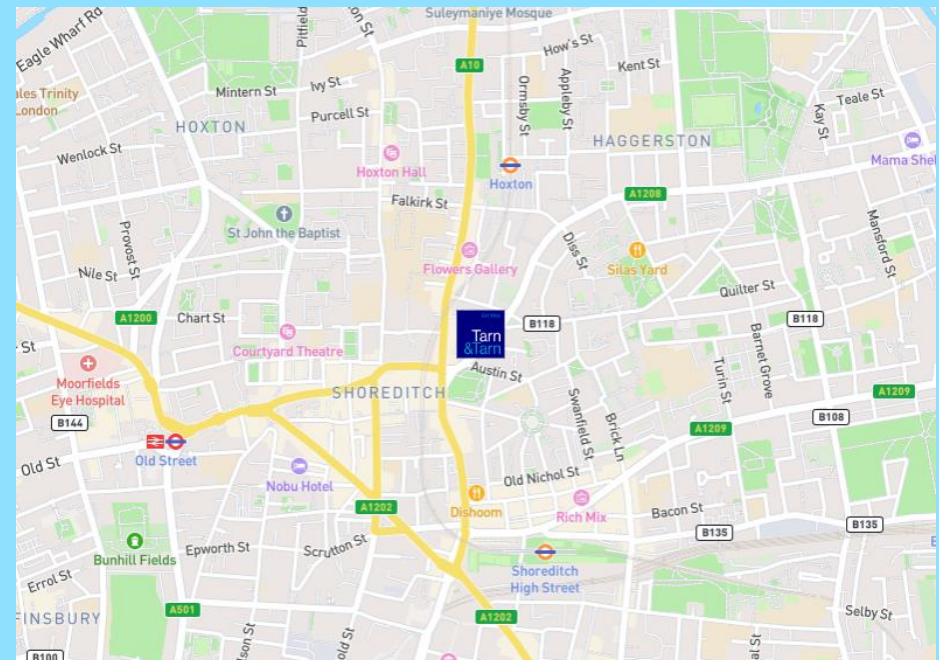
THE AREA

The unit is situated on the South side of Hackney Road, close to its interaction 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
Ground Floor & Basement	721	721
TOTAL	721	721

TERMS

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

TENANCY DETAILS

Income: £25,000 per annum
Nature of the business: bakery
Lease length: 5 years; lease commencement date: 31st March 2025
Break Clause: 3rd year with 6 months written notice
Deposit: 3 months (£6,250.00)

VAT

Applicable

SUMMARY

Available size	721 sq ft
Price	Offers in the region of £395,000
Business Rates	Exempt
Service Charge	£1508.44 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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Tarn
&Tarn

VIEWINGS

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