

Est. 1955

Tarn &Tarn

191 HOMERTON HIGH
STREET
HACKNEY
E8 9BB

FREEHOLD MIXED-USE
BUILDING FOR SALE

2,822 FT² (GIA)



DESCRIPTION

The available accommodation is a mixed-use freehold building, comprising a self-contained commercial unit across the ground floor and basement, currently let to a car wheel repair and MOT business, generating an income of £33,600 per annum. The upper floors are vacant residential space, offering potential for redevelopment into flats or HMOs. This presents an ideal opportunity for developers or investors seeking to add a versatile property to their portfolio.

SUMMARY

- Potential to Redevelop Upper Residential Floors
- Freehold
- Walking Distance to Homerton Station
- Income Producing from Commercial Unit





LOCATION

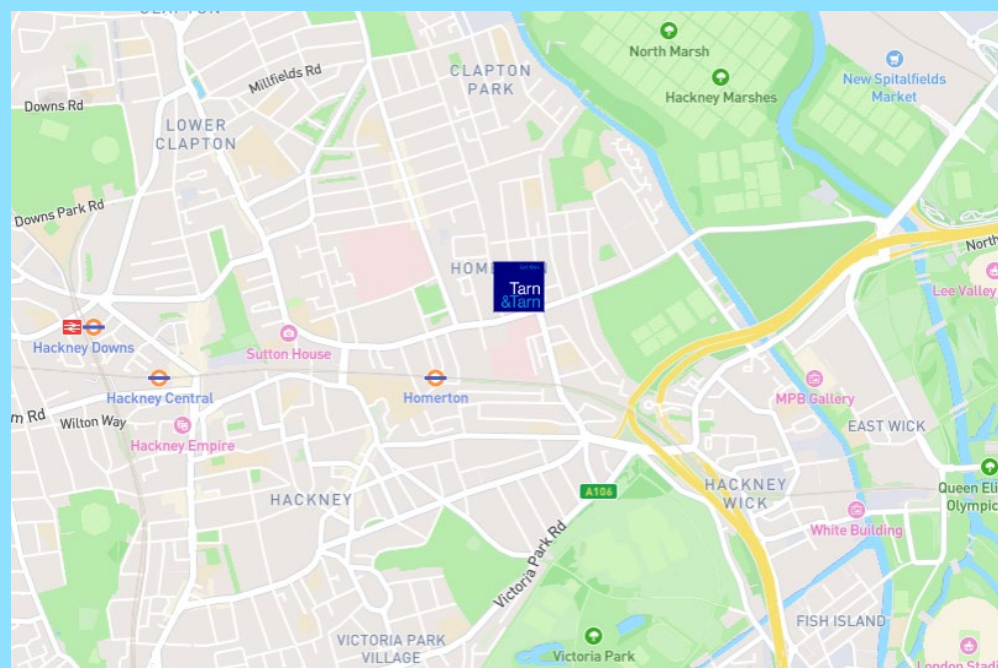
THE AREA

The property occupies a prominent position in the heart of Homerton, within the London Borough of Hackney. The area is well known for its lively mix of independent shops, cafés, and creative spaces, reflecting the vibrancy of East London. The property benefits from excellent transport links, with Homerton Overground Station just a short walk away, providing easy connections to Stratford, Highbury & Islington and beyond. Several bus routes also serve the High Street, ensuring convenient access across Hackney and into central London. Nearby green spaces such as Victoria Park, Millfields Park and Hackney Marshes offer a balance between urban living and outdoor leisure. With ongoing regeneration and a growing mix of residential and commercial developments, Homerton continues to strengthen its appeal as one of Hackney's most dynamic



TRANSPORT

-  Homerton (7-minute walk) - **Overground Line**
-  Hackney Central (22-minute walk) – **Overground Line**
-  London Fields (28-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	M ²	AVAILABLE SIZE	2,822 ft ²
2 nd floor	487	45.24	PRICE	£950,000
1 st floor	565	52.49	LEGAL FEES	Each party to bear their own costs
Ground Floor	1,300	120.77	EPC RATING	E
Basement	470	43.66		
TOTAL	2,822	262.16		

TERMS

Freehold

TENANCY DETAILS

GF & Bsmt - LET
Business: Car Repair & MOT Business
Producing Income: £33,600 per annum
Lease Expiry: 2029
Outside the Act 1954
Rent Payments: Quarterly

VAT

TBC

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 Hackney



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Tarn
&Tarn

VIEWINGS

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