



259 Kingsland Road

Dalston, London, E2 8AS

Unbroken Kingsland Road Freehold on rarely available parade.

1,675 sq ft
(155.61 sq m)

- Passing Rent of £49,200 per annum.
- Outstanding E2 location.
- Three well-kept one-bedroom Flats (Use Class C3).
- Vacant Commercial Unit with ERV of c.£17,500 p.a.
- Scope for strong asset management potential.
- Subject to the occupying tenancies.

259 Kingsland Road, Dalston, London, E2 8AS

Summary

Available Size	1,675 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

In a prime location on Kingsland Road, this fantastic unbroken freehold is a diverse offering in an increasingly desirable East London locale. The ground floor commercial unit most recently traded as a nail bar, this area is presented well with high ceilings and an attractive shop front. Should the unit be put on the open market, it is anticipated that it would achieve an ERV of £17,500 per annum.

The remainder of the property is split into 3 self-contained one-bedroom flats each let on individual ASTs producing a current annual rent of £49,200 per annum. Combined this produces an attractive initial yield based on the ERV of the Commercial element at 7.41%.

Location

The immediate area has seen significant investment and re-development in recent years with further capital likely to be deployed in the coming years to push the renovation of the area. There are many occupiers from the media, creative & tech industry incoming to enjoy the well-connected offerings developing around the fringe of the city. Haggerston overground station is within a 5-minute walk with a wide array of bus routes providing diverse connections across the capital.

The property is extremely well connected being within moments of both Hoxton & Shoreditch High Street, each of which are well served by Overground facilities to all corners of London. In addition to this there are numerous bus routes leading directly through towards Liverpool Street & The City. The property enjoys PTAL ratings of 6b.

Terms

Guide Price: £900,000.

Rateable Value: £7,200.

EPC Rating: Upon Enquiry.

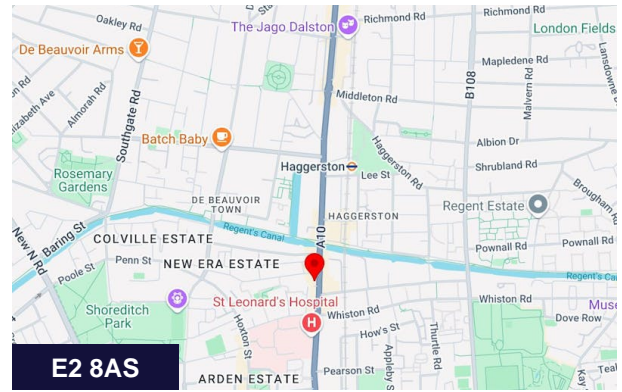
Use Class: Use Class E & C3.

Local Authority: The London Borough of Hackney.

Possession: Subject to the occupying tenancies.

VAT Status: To be confirmed.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



Adam Stackhouse

07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk



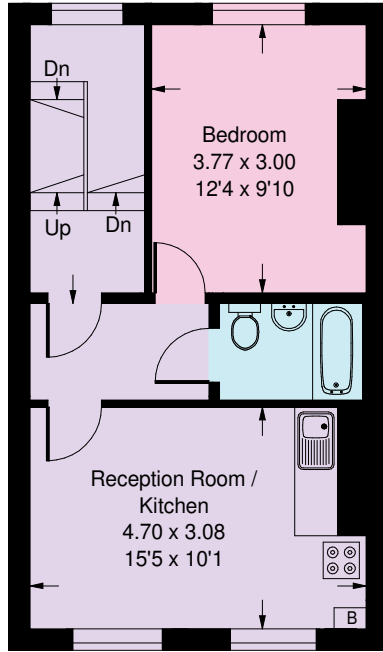
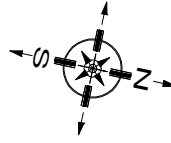
Chris Ryan

07385 413368 | 020 7355 0285
cryan@winkworth.co.uk

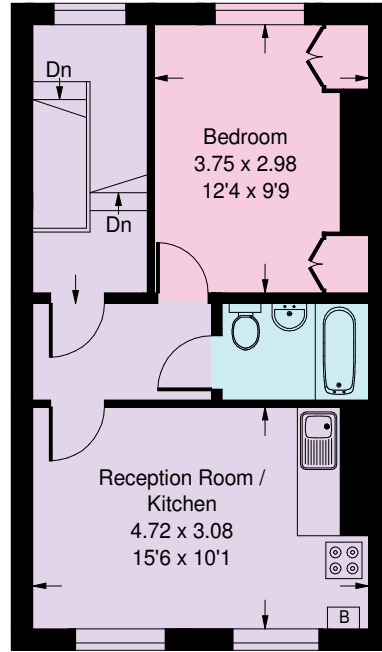
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/03/2025

Kingsland Road, E2

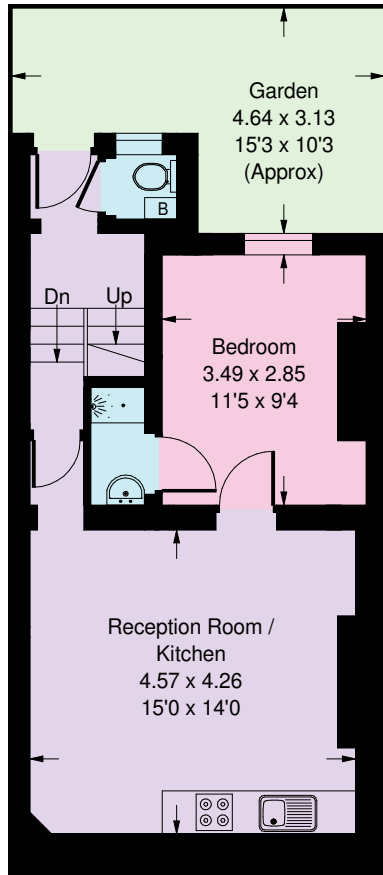
Approx Gross Internal Area
Commercial : 28.3 sq m / 305 sq ft
Residential : 127.3 sq m / 1370 sq ft
Total = 155.6 sq m / 1675 sq ft



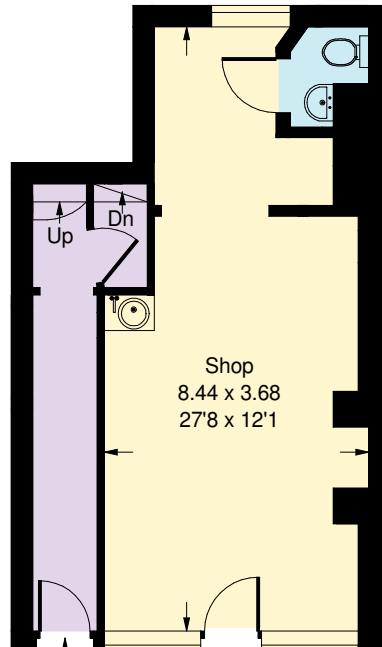
First Floor



Second Floor



Basement



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.