



Commercial Unit

33-35 Cremer Street, Hackney, London, E2 8HD

**Newly built retail showroom
offering generous open-plan
spaces in Hoxton.**

1,536 sq ft
(142.70 sq m)

- Super-visible glazed frontage.
- Opposite Hoxton Overground.
- Generous open-plan spaces.
- Offered in shell & core condition.
- Attractive Capital Value at just £387 p/sq/ft.

Commercial Unit, 33-35 Cremer Street, Hackney, London, E2 8HD

Summary

Available Size	1,536 sq ft
Rent	£39,500 per annum
Price	£595,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Numbers 33 – 35 Cremer Street comprise a magnificent newly constructed building directly opposite Hoxton Overground Station, enjoying outstanding visibility and footfall.

The Freeholders have elected to sell this expansive Commercial unit arranged across Ground and Lower Ground floors on a new 999 year lease with the Freehold to be transferred once the residential units have been sold. The property enjoys a vast and highly visible glazed frontage and is presented currently in 'shell and core' condition with the relevant services all connected and capped. The space are broadly split evenly with a large showroom space to the Ground Floor level with further glazing to the side and a wide staircase leading to a vast open-plan basement level with exceptional ceiling heights. The property will be sold with the benefit of a warranty.

Location

Cremer Street is at the very heart of trendy London living within easy walking distance of Kingsland Road and Hackney Road to the East, and the eclectic mix that is Shoreditch Triangle to the south. You are never far from a wealth of opportunities to drink, dine and indulge in this spectacular corner of Central London. Beyond the local action, you can make use of some exceptional public transport facilities with Hoxton Overground just a minute away, Old Street Underground Station (Northern Line) and Liverpool Street (Central Line) all well within walking distance of the development.

Forming part of a mixed use parade and adjoining the access to the highly active and renowned Hoxton Arches, the premises have close proximity to a number of established providers to include Puregym, 9round and Sainsburys.

Terms

Price: £595,000.

Rent: £39,500 Per Annum.

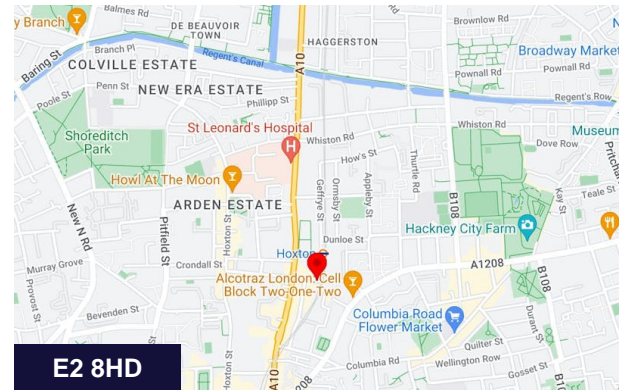
Rateable Value: To Be Confirmed.

Rates Payable: To Be Confirmed.

EPC: To Be Confirmed.

Tenure: Leasehold – The property will be sold with a new 999 year lease and the Freehold will be transferred upon the successful sale of the 4 residential units to the upper floors.

Estimated Rental Value: We consider the Premises to be of significant appeal to a prospective tenant and would estimate the achievable annual rent to be £50,000 per annum. This will deliver a Net Initial Yield of c. 7.3%, net of purchase costs.



Viewing & Further Information



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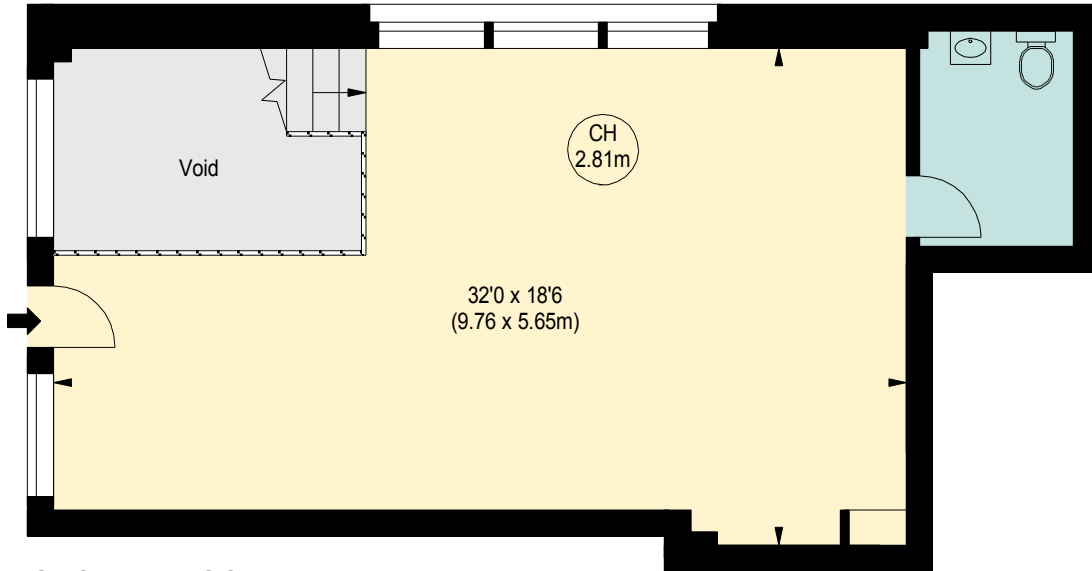
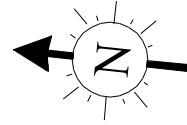
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CREMER STREET, E2

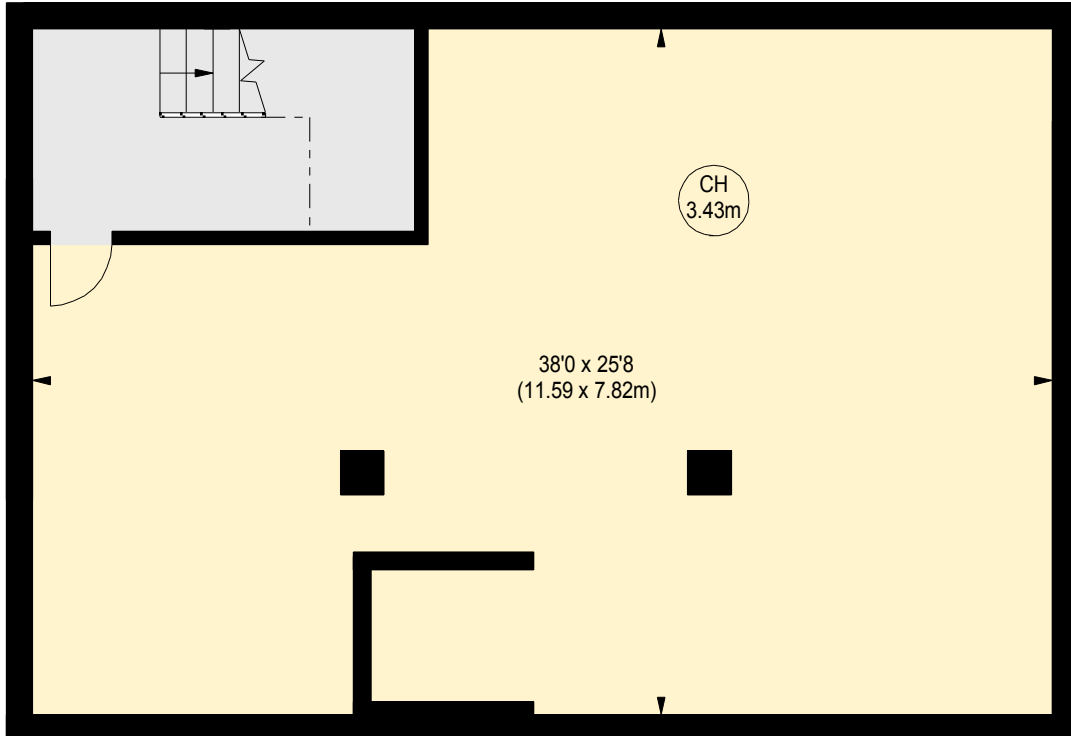
Approximate gross internal area
1536 sq ft / 142.69 sq m
(Excluding Void)

Key :
CH - Ceiling Height



GROUND FLOOR

(560 sq ft.)



LOWER GROUND FLOOR

(976 sq ft.)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.