



53 Hackney Road

London, E2 7NX

Rare unbroken Freehold a moment from Shoreditch Church.

1,142 sq ft
(106.10 sq m)

- Passing Rent of £48,700 per annum.
- Outstanding E2 location.
- Two well-appointed Studio Flats (Use Class C3).
- Long Term commercial tenants in occupation.
- Competitive Initial Yield of 6.28%.
- Subject to the occupying tenancies.

53 Hackney Road, London, E2 7NX

Summary

Available Size	1,142 sq ft
Price	£775,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	C (53)

Description

A rare opportunity to acquire an unbroken freehold on the arterial Hackney Road. The subject property is fully let providing a strong and stable income in this diverse and ever-developing area of London. In recent years there has been significant investment into the immediate vicinity with investors seeing this area as one of the future hubs of London that has not yet realized its full potential.

The commercial element of the property is currently trading as a Chinese Takeaway Restaurant with extraction in place at the rear of the premises served the well-equipped commercial kitchen. To the front is a small waiting area and service bar. The residential element is accessed through a separate entrance to the front of the property with a staircase being shared by each of the Studio flats above.

Location

This building occupies an exceptional mid-terrace position within a five-minute walk of Hoxton Station and ten-minutes from Shoreditch High Street thus boasting outstanding transport links and a high footfall within the immediate vicinity. The area has become increasingly popular in recent years given its proximity to The City, The East & West End and the thriving local community.

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: £775,000.

Rateable Value: £10,000.

EPC RATING: C (53).

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



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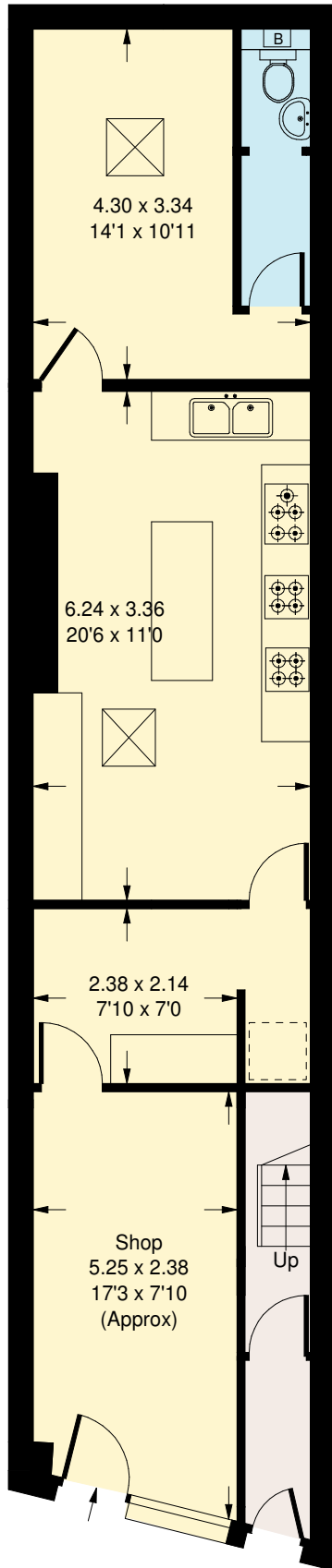
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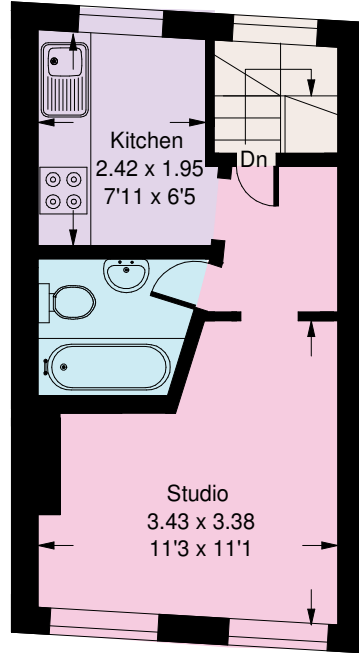
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Hackney Road, E2

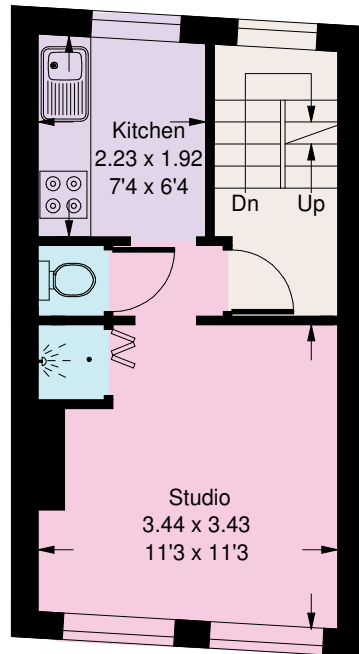
Approx. Gross Internal Area
 Commercial = 57.3 sq m / 617 sq ft
 Residential = 48.8 sq m / 525 sq ft
 Total = 106.1 sq m / 1142 sq ft



Ground Floor



Second Floor



= Reduced headroom below 1.5 m / 5'0"

First 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.