

# London E8

## 290 Kingsland Road

### Hackney

#### E8 4DG

- **Freehold Shop and Residential Investment**
  - Comprises two shops and a maisonette over ground and two upper floors of 1,655 sq ft in total
  - Busy Hackney location close to Haggerston Station
  - Vacant yard at rear may allow further development (subject to consent)
  - VAT does not apply
  - Rent Reviews 2018
  - Total Current Rents Reserved
- £37,000 pa**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### Location

The property is located due north of Hoxton Station in the busy and increasingly popular London Borough of Hackney, 2½ miles due north of The City.

The property is situated in a prominent corner position at the junction of Kingsland Road and Lee Street, which provides access to the rear. Occupiers close by include Tesco Express (adjacent) and a wide range of local businesses.

### Description

The property is arranged on ground and two upper floors to provide two self-contained retail units and a self-contained maisonette, which comprises five rooms, kitchen and WC. Plans are available in the legal pack. The yard at the rear and undeveloped flat roof to the front may provide a development opportunity.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 9 London E8**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
290	S Sagir (t/a Goldhill Wine)	Ground Floor (Part) Residential 12.57 sq m (135 sq ft) Ground Floor Retail 62.70 sq m (675 sq ft) First Floor Residential 30.67 sq m (330 sq ft) Second Floor Residential 30.67 sq m (330 sq ft)	20 years from 27.05.2003 Rent review every 5th year FR & I	£31,000 p.a.	Rent Review 2018
290A	M Bouhachi (t/a Barber)	Ground Floor Retail 17.1 sq m (184 sq ft)	10 years from 29.09.2013 Rent review in the 5th year FR & I	£6,000 p.a.	Rent Review 2018
		<b>Total</b>	<b>153.72 sq m (1,655 sq ft)</b>	<b>Total £37,000 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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