



Tenure

Freehold.

Location

Hackney is a densely populated and popular suburb which straddles the A10, between the City of London and Stamford Hill. The area is well served by public transport (Hackney Central via London Overground, Hackney Downs – Liverpool Street – 7 minutes) Spurstowe Terrace runs south off Dalston Lane (A104) immediately to the west of Hackney Downs Station.

To the Dalston Lane frontage, a former garage premises has been converted into 9 flats and 2 shop units, while opposite, a Housing Association has recently completed a development of 34 units.

Description

The property is arranged on ground and two upper floors with a single storey extension to the south to provide an office building together with a fenced car park area to the side.

Internally the premises are centrally heated, have suspended ceilings and have been subdivided into partitioning to form training rooms, offices and ancillary accommodation.

The property provides the following accommodation and dimensions:

Ground Floor	407 sq m	(4,382 sq ft)
First Floor	180 sq m	(1,938 sq ft)
Second Floor	183 sq m	(1,970 sq ft)

Total (GIA)	770 sq m	(8,290 sq ft)
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Site Area 0.13 Acre

Tenancy

The entire property is at present let to RATHBONE TRAINING, a Government funded training body, for a term of 3 years from 24th June 2009 to expire 23rd June 2012 at a current rent of £53,000 per annum, exclusive of rates. The lease contains full repairing and insuring covenants subject to a schedule of condition. The lease is contracted out of sections 24-28 of L & T Act 1954. No dilapidations schedule has been served on the lessee.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Planning

A number of redevelopments have taken place or have been proposed in the immediate vicinity.

(a) 3 Spurstowe Terrace – opposite. 34 units (mixed private and affordable) completed 2011

(b) 228 Dalston Lane (former garage adjacent). 9 units and 2 commercial units completed 2010

(c) Spurstowe Works 1-12 Spurstowe Terrace (to the south).

Application lodged April 2012 by a Housing Association to demolish existing commercial buildings to create 21 units.

Further enquiries should be directed to the Local Planning Authority:

Hackney Council
planning@Hackney.gov.uk
 Tel: 0208 356 3000

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

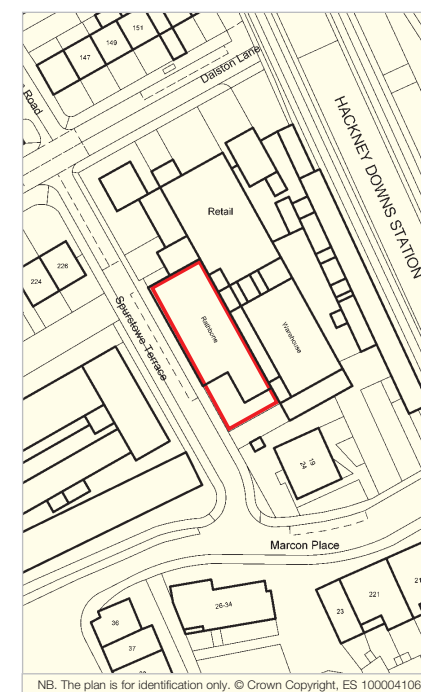
In the subject box of your e-mail, please ensure that you enter **Lot 7 London E8**.

London E8 14-44 (Even) Spurstowe Terrace Hackney E8 1LT

- **Freehold Office Investment**
- **Let to Rathbone Training**
- **Early expiry and residential redevelopment potential** (subject to obtaining consents)
- **Reversion 2012**
- **Current Rent Reserved**

£53,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



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

Seller's Solicitor Ms. S Sivapalan, Legal Department, St Marylebone Property Company. Tel: 0207 631 4888 Fax: 0207 631 4884
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