

Bridge House, 283 Kingsland Road, London, E2 8AS

**Mixed-use Freehold & Long Leasehold Investment & Asset Management
Opportunity in Prime Hackney Location**

2,743 sq ft (254.8 sq m) GIA

Offers in Excess of £1,250,000

Opportunity Summary

An opportunity to acquire a rare mixed-use Freehold and partial Long Leasehold investment positioned prominently on Kingsland Road within the London Borough of Hackney

- Mixed-use property comprising 2 commercial units and 2 residential apartments (1 x 2-bedroom and 3 x three-bedroom) held on Freehold title
- Basement portion offered with vacant possession held on a virtual c.959 long leasehold title available with the purchase
- Fully income producing with a total passing rent of £82,800 per annum
- Attractive canal-side positioning with excellent transport connectivity in a highly sought-after East London location
- Potential to enhance rental performance through refurbishment and active asset management
- Scope for alternative residential-led strategies including short-term accommodation, subject to consents
- Potential for modest extension or reconfiguration opportunities, subject to planning.



Proposal

Offers are sought in excess of **£1,250,000** reflecting an attractive capital value of **£455 per sq ft** based on the gross internal area.

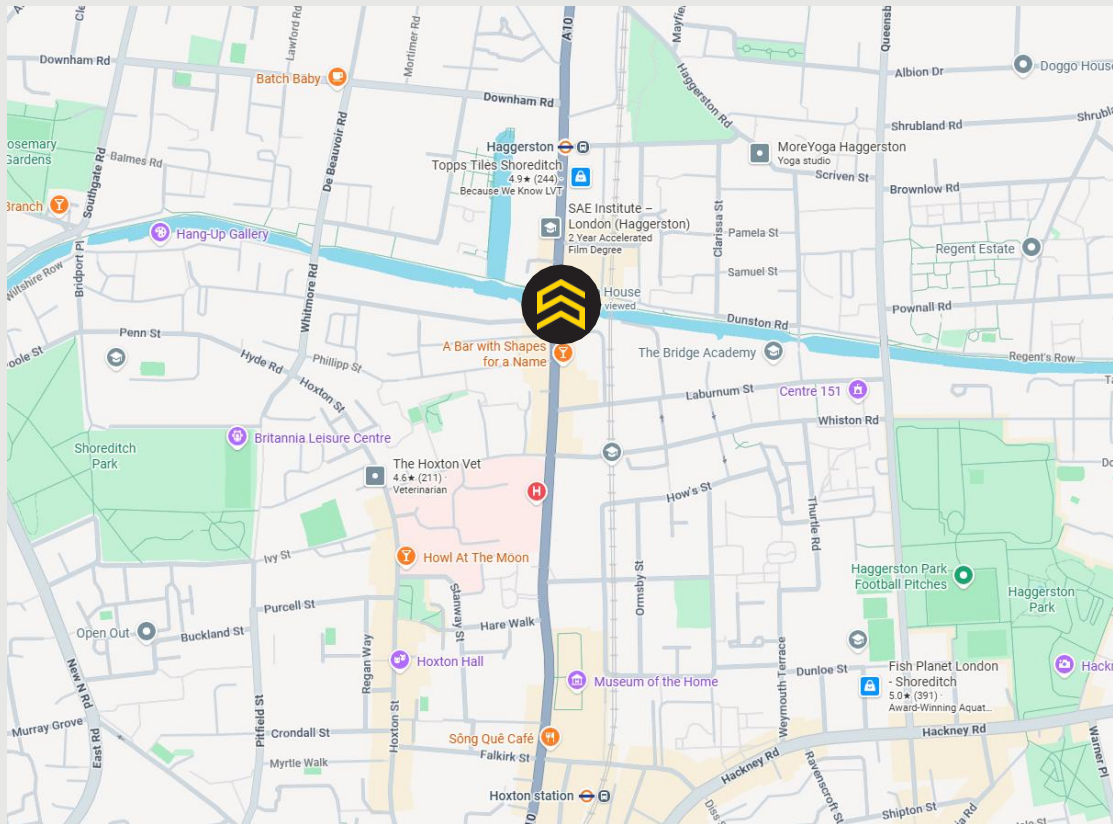
Location

283 Kingsland Road occupies a prominent position in the heart of Hackney, one of East London's most vibrant and rapidly evolving neighbourhoods.

Positioned overlooking Regent's Canal, the property benefits from immediate access to a wide range of independent cafés, restaurants, bars and local amenities throughout Haggerston, De Beauvoir and Shoreditch.

Haggerston Overground Station is within a short walk, providing direct connectivity across London, while numerous bus routes operate along Kingsland Road linking the property to the City, Shoreditch and Islington.

The surrounding area continues to attract strong residential and commercial demand driven by its blend of creative industries, canal-side living and excellent transport connectivity.



Description

The property comprises a rare mixed-use freehold building arranged to provide two commercial units at ground and lower ground floor level together with two self-contained residential apartments. A portion of the basement is held on a long leasehold title, available with the purchase.

The commercial and residential units are currently fully let producing a total income of £82,800 per annum with vacant space in the lower ground available for lease.

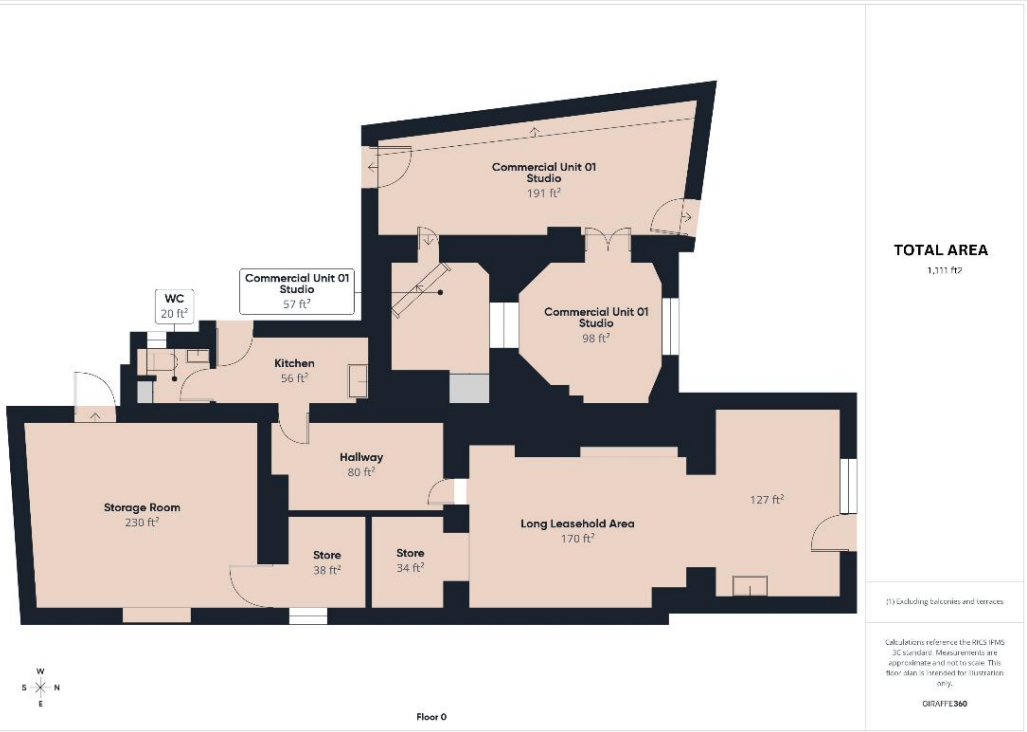
The property presents an attractive asset management opportunity for a future owner with scope to explore leasing of the vacant space in the basement and additional massing in part to support additional residential or commercial units.



Floor Plans

Accommodation

Floor	GIA Sq Ft	GIA Sq M
Lower Ground Floor (Long leasehold)	305	28.3
Lower Ground Floor (Freehold)	806	74.9
Ground Floor (Freehold)	915	85
First Floor (Freehold)	717	66.6
Total	2,743	254.8

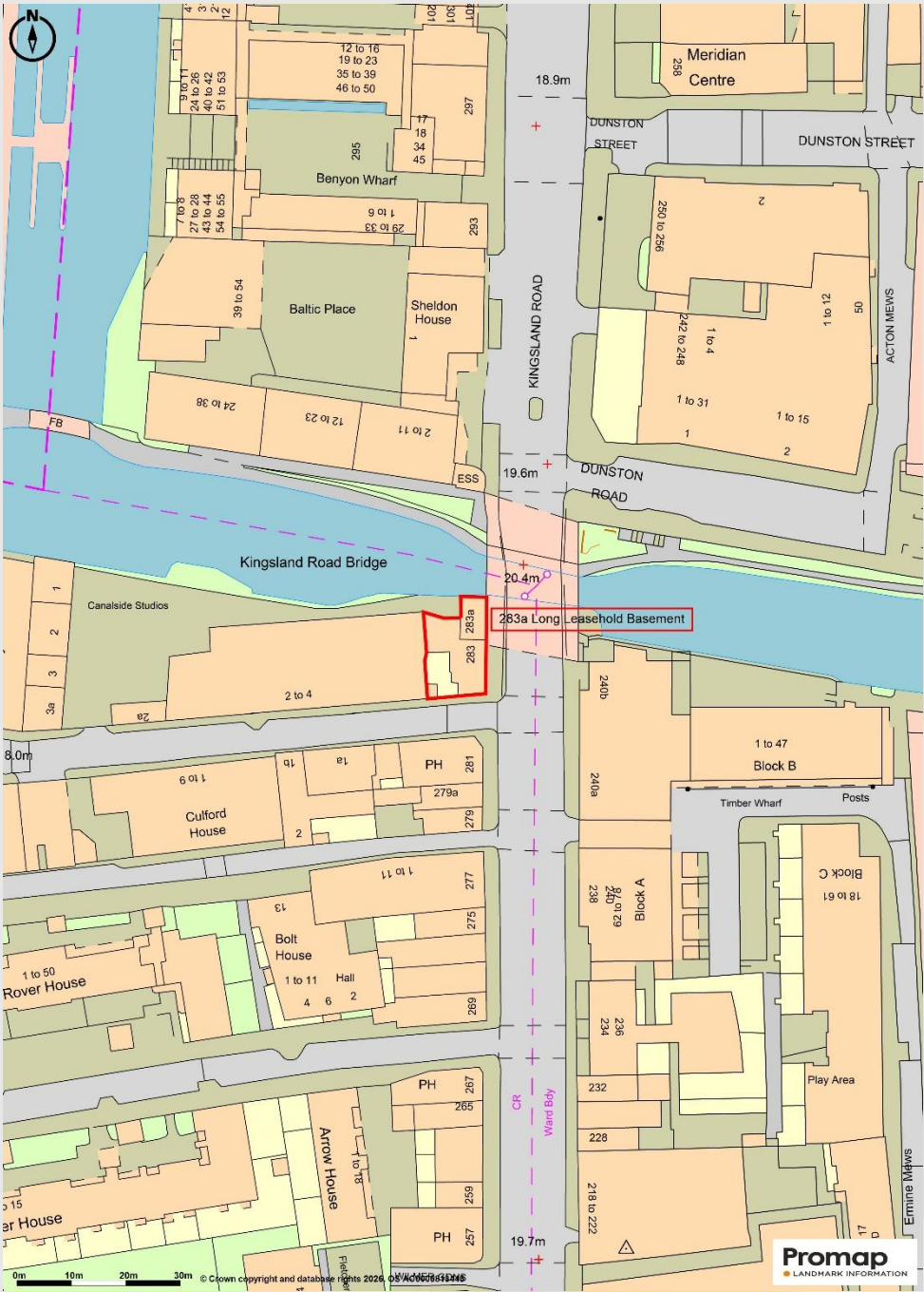




Tenancy Schedule & Titles

Freehold Title – EGL187282
Long leasehold Title – EGL187265

Type	Level	Tenant	Tenure	Size (GIA)	Income	Price
2-Bed	Ground	TBC	TBC	422 Sq Ft		£25,200.00
3-Bed	First	TBC	TBC	717 Sq Ft		£28,200.00
Office/Studio	Ground	TBC	TBC	493 Sq Ft		£16,800.00
Recording Studio	Lower Ground	TBC	TBC	346 Sq Ft		
Storage	Lower Ground	N/A	N/A	458 Sq Ft	Vacant	£12,600.00
Storage (Long Leasehold)	Lower Ground	N/A	N/A	297 Sq Ft	Vacant	
Total				2,733 Sq Ft		£82,800.00



Planning

The property is not listed but does sit within a conservation zone. The commercial units have assumed Class E use with the Residential elements benefitting from Class C3.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details on request.

EPC

Ground and Basement – C
Upper Floors – Band B (470)

VAT

The property is NOT VAT elected.

The Opportunity

Offers are invited in excess of **£1,250,000** (One Million Two Hundred and Fifty Thousand Pounds) reflecting an attractive capital value of £455 per sq ft.

Viewing & Further Information

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