



Unit 1 Oakwood House, 414-422 Hackney Road
Cambridge Heath, London, E2 7SY

**Income Producing Asset in
the Heart of Cambridge
Heath**

1,539.24 sq ft
(143 sq m)

- Self Contained
- Passing Rental Income:
£17,000 pax
- Good Ceiling Height
- Ground Rent: Peppercorn
- Good Transport Links

Unit 1 Oakwood House, 414-422 Hackney Road, Cambridge Heath, London, E2 7SY

Summary

Available Size	1,539.24 sq ft
Price	Offers in the region of £430,000
Rates Payable	£5,508 per annum
Rateable Value	£12,750
Service Charge	£4,208.21 per annum
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

A rare opportunity to acquire a self-contained E Class commercial unit within the Oakwood House development. Generating £17,000 per annum from an established tenancy, the property offers immediate, secure income from day one. With strong transport connectivity supporting long-term occupier demand and a 250-year long leasehold, this is an ideal low-management addition to any investment portfolio.

Location

This property is located on the north side of Hackney Road, near the junction with Cambridge Heath Road. The street has become increasingly popular among young and trendy locals, thanks to the recent addition of new art galleries and fashion retailers. Moreover, the area offers convenient access to London Transport bus and train services, with the nearest Overground station being Cambridge Heath. Positioned only a short walk to the south-east from Broadway Market, the site boasts fantastic exposure to vehicles and pedestrians.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	1,539.24	143
Total	1,539.24	143

Viewings

Strictly by appointment only

Terms

Long Leasehold of 250 years from 2012 - 236 Years Unexpired

Tenancy Details

Business Name: Hand of God LTD

Passing Rent: £17,000 per annum

Rental Deposit: £4,250

Lease length: 5 years outside the act from 2023 (Expires on 31st May 2028)



Viewing & Further Information

Gaspar Koscik

0207 377 8989 | 07802453663

gaspar@tarn-tarn.co.uk

Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111

luke@tarn-tarn.co.uk