



FOR SALE

**105 Morning Lane,
London, E9 6ND**

1,684 sq ft

Mixed Use/Retail plus
Residential Uppers -
HACKNEY Investment
Opportunity



VIDEO TOUR

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Description

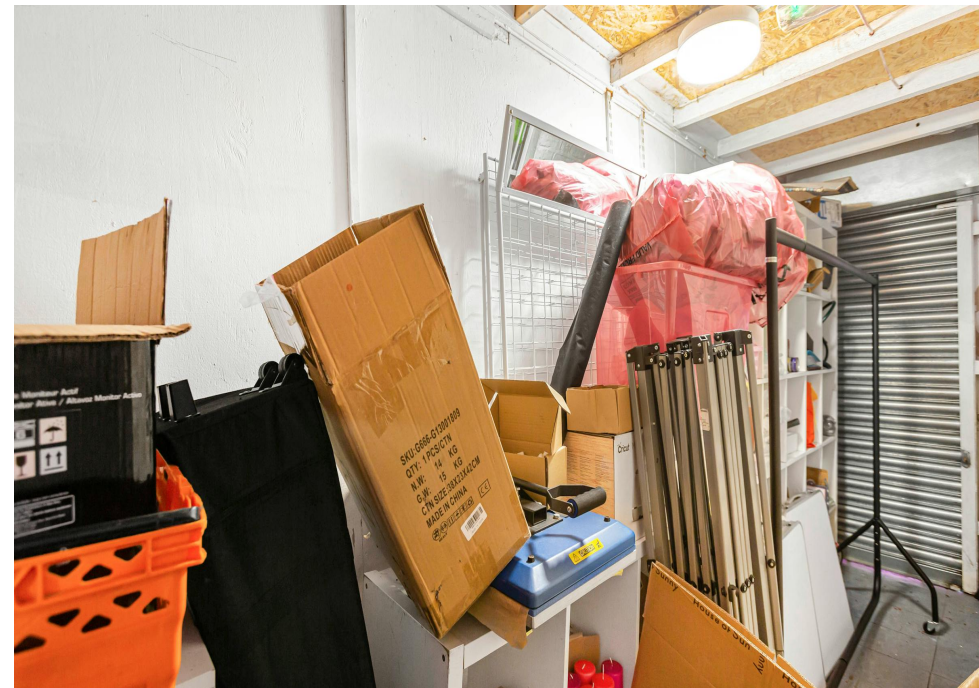
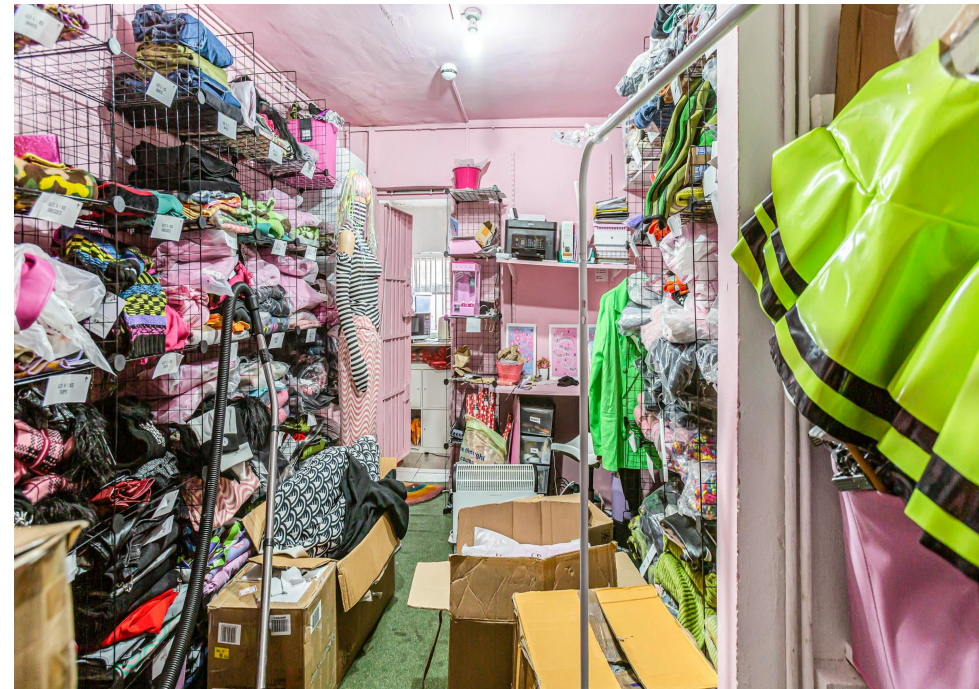
A rare freehold investment opportunity consisting of a recently refurbished commercial unit producing £18,000 per annum rental income plus a vacant 2 bedroom flat.

Situated within close proximity of the shops, bars, cafes and restaurants in Hackney Central/Mare Street and the Hackney Fashion district, close to a large Tesco store and close to the Burberry factory outlet.

The unit is located at the end of a local parade and benefits from a high volume of passing vehicle traffic.

Key points

- Commercial Unit (920 sq ft) plus self contained Vacant 2 bedroom flat (764 sq ft)
- Prominent return frontage on Morning Lane
- Close to the Burberry factory outlet
- Ideal for residential owner occupier/Investor
- FREEHOLD SALE £650,000 for the benefit of £18,000 commercial income plus VACANT 2 bedroom residential flat
- Close to Hackney Central London Overground Station and Mare Street



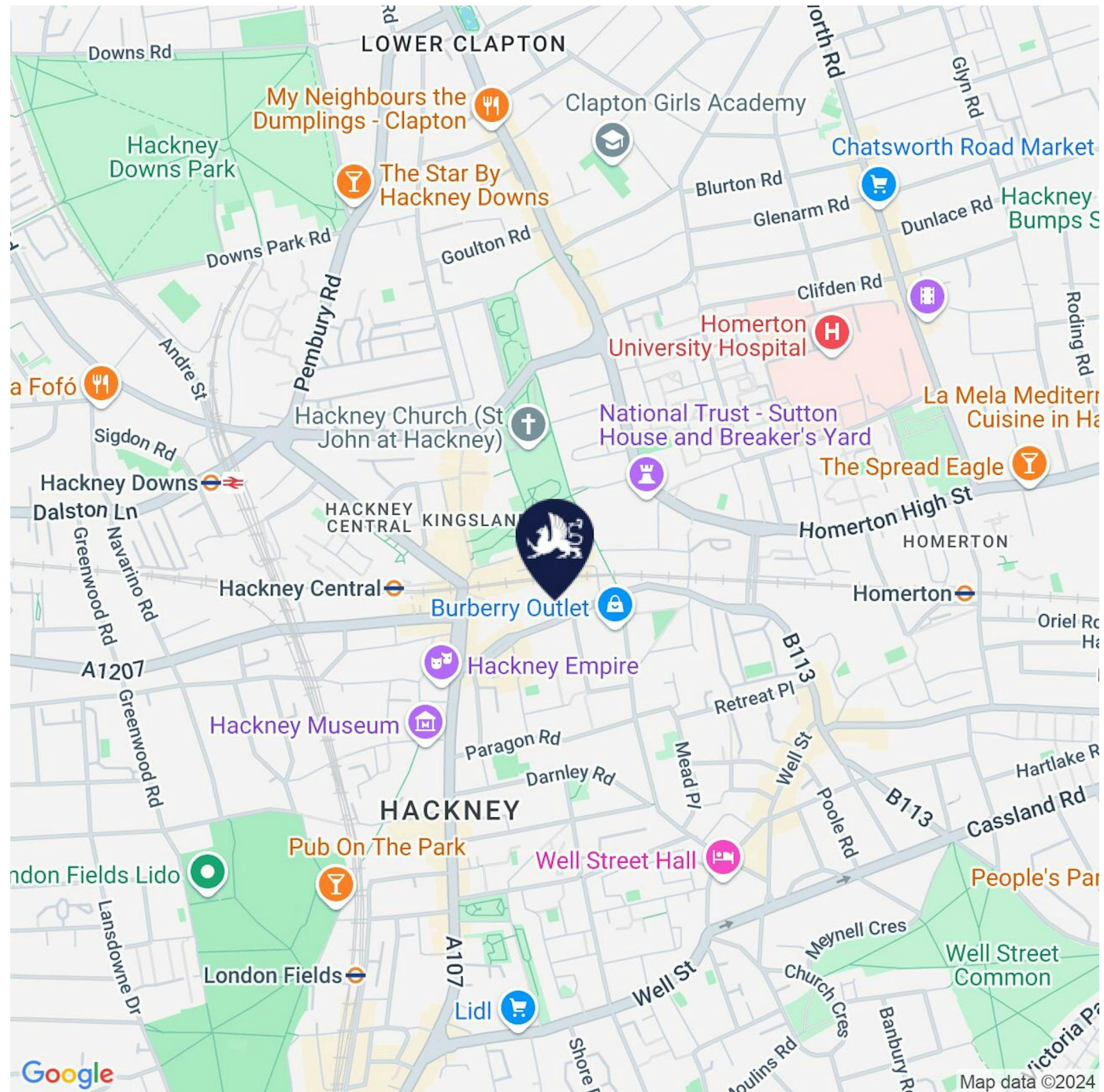
Location

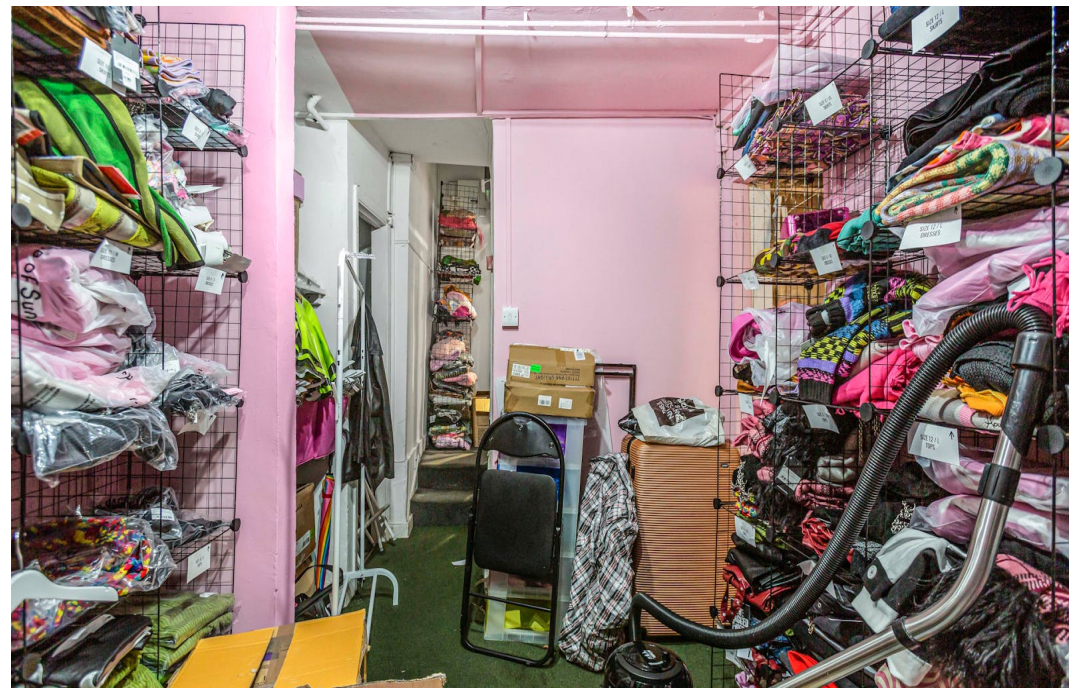
Located at the mid section of Morning Lane (B113) - at the junction of Chatham Place. Various bus routes available on Mare Street (A107).

Hackney Central London Overground Station is within five minutes walking distance.

Transport Links

-  Hackney Central 0.1 Miles
-  Hackney Downs 0.4 Miles
-  London Fields 0.5 Miles
-  Homerton 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	333	30.94	Available
Ground	587	54.53	Available
2nd - Flat	764	70.98	Available

Rents, Rates & Charges

Price	£650,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	E (119)

Viewing & Further Information



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