



**STIRLING  
ACKROYD**

**FOR SALE**

**94-96 Morning Lane,  
London, E9 6LH**

**2,863 sq ft**

**FREEHOLD SALE -  
Vacant Mixed Use  
building in heart of  
Hackney design district.**



**VIDEO TOUR**

**stirlingackroyd.com**



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## Description

Comprising a self-contained building over basement, ground, first and second floors on the corner of Morning Lane and Chatham Place.

The internal space is very versatile with most rooms having good natural light.

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## Key points

- Building Configuration - Commercial space divided over ground floor, 1st floor and 2nd floor. In addition, the basement offers a self contained 1 bed room flat
- Potential for development/conversion to residential use subject to the relevant planning consents
- Ideal for investors, developers and owner occupiers
- Prominent corner building with attractive facade
- Excellent natural light throughout offering flexible uses
- FREEHOLD SALE - FULL VACANT POSSESSION - £1,200,000



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## Location

A great Hackney location being close to Mare Street and Hackney Central train Station, Tesco Supermarket is also on the same road as well as Burberry warehouse and Nike Outlet. The area has a good footfall.

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## Transport Links



Hackney Central 0.2 Miles



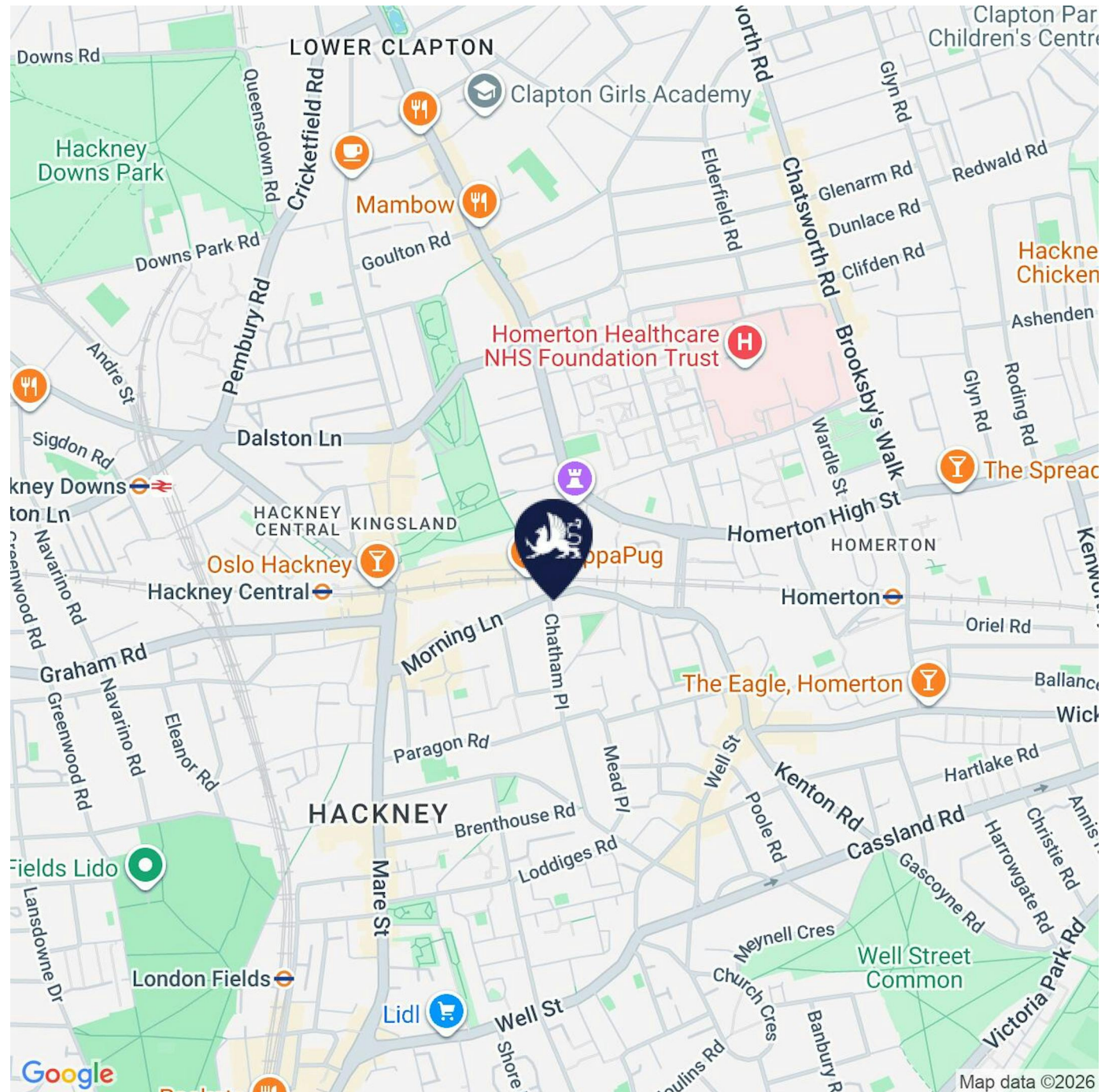
Hackney Downs 0.4 Miles



London Fields 0.5 Miles



Homerton 0.5 Miles





## Accommodation

Name	sq ft	sq m	Availability
Ground	886	82.31	Available
1st	934	86.77	Available
2nd	1,042	96.80	Available

## Rents, Rates & Charges

Price	£1,200,000
Rates	£4.34 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	C (64)

## Viewing & Further Information



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