fyfe mcdade

For Sale

7B Cresset Road

London, E9 6FS

A ground floor, self contained studio/office approx. 641 sq. ft. located adjacent to Well Street.

641 sq ft

(59.55 sq m)

- Self-contained studio/office
- Great ceiling height
- Long leasehold 138 Years unexpired
- Located adjacent to Well Street
- Suitable for alternative uses (STP)
- Available with full vacant possession
- Electric rolling shutter

East Central – 020 7613 4044
West Central – 020 7837 2022

www.fyfemcdade.com

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Summary

Available Size	641 sq ft
Price	£320,000
Business Rates	The vendor is currently paying £217 per month for business rates
Service Charge	£1,976 per annum Subject to VAT and inclusive of a reserve fund contribution.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

Description

A ground floor studio/office premises situated within a newly developed mixed use block. The space is self contained and benefits from a glazed shop front leading out onto a quiet road, good ceiling height, w.c. and kitchenette, and an internal electric security shutter. The layout is separated into 3 zones by a glass block partition which allows natural light to fill the entire space. The property has electric wall mounted radiators which are centrally controlled, there is also underfloor heating within 3 zones.

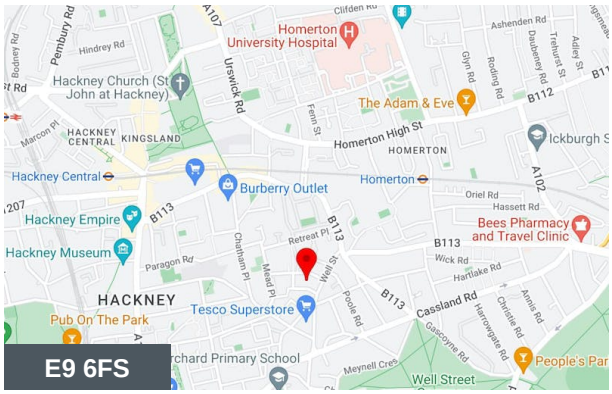
Location

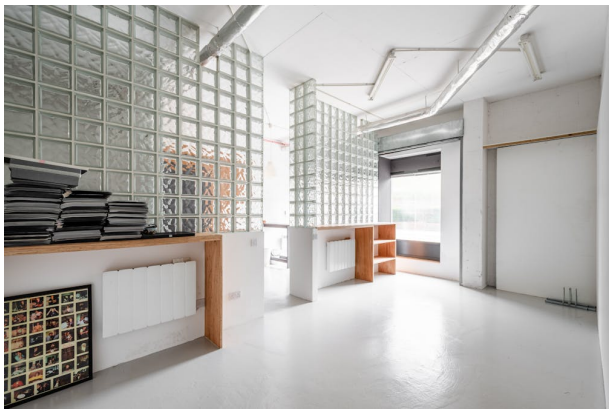
The space is located on Cresset Road, adjacent to Well Street, which is an evolving area of Hackney. The neighbourhood is full of independent businesses, ranging from cafes, restaurants, leisure, and retail, as well as national companies. Victoria Park is a short walk away and nearby train stations include Homerton, Hackney Central and London Fields Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Rates Payable	Service charge
Ground	641	59.55	£320,000	On Application	On Application
Total	**641**	**59.55**			





Viewing & Further Information

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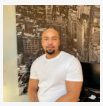
020 7613 4044 | 0731 1077 549
george@fyfemcdade.com



Quba Medford
020 7613 4044 | 07912883110
quba@fyfemcdade.com

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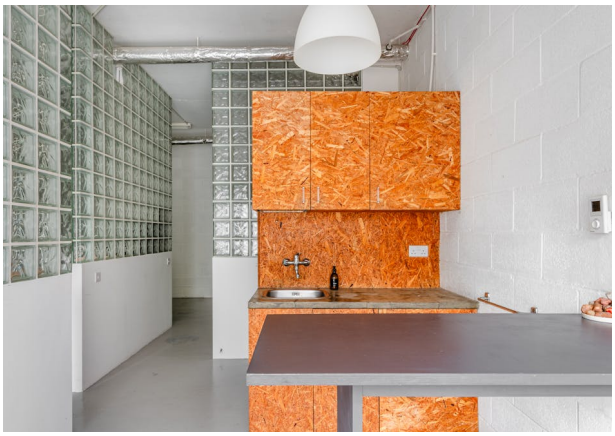
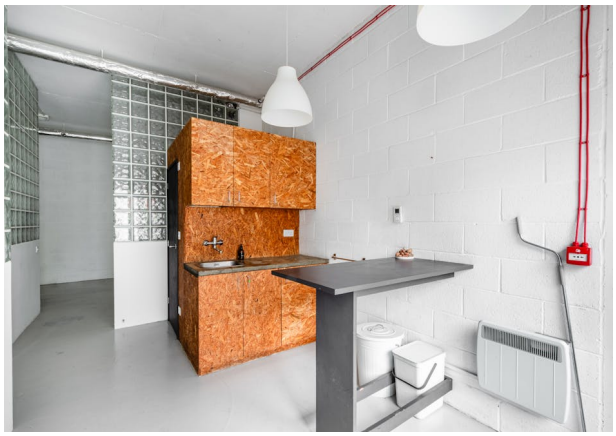




Energy performance certificate (EPC)

7B CRESSET ROAD HACKNEY LONDON E9 6FS	Energy rating **D**	Valid until: **29 June 2031** Certificate number: **3594-2286-5563-2233-3033**

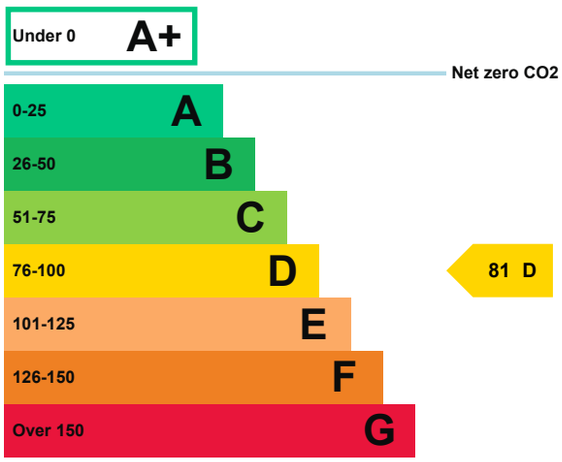
Property type	B1 Offices and Workshop businesses
Total floor area	60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	32 B
If typical of the existing stock	93 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	48.81
Primary energy use (kWh/m2 per year)	289

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3499-0715-8303-5926-9553).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Simon Cole
Telephone	0800 170 1201
Email	admin@easyepc.org

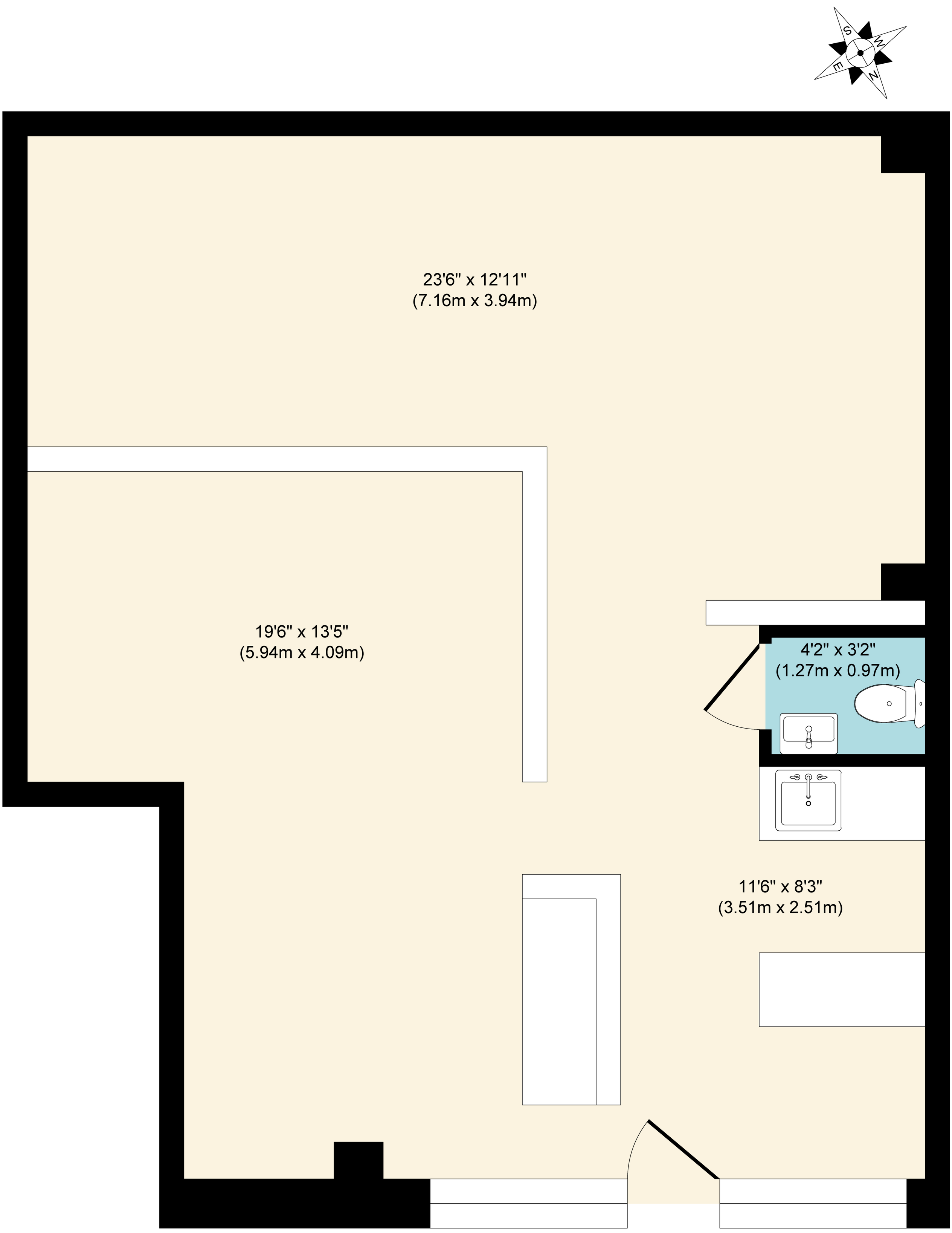
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/012641
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 June 2021
Date of certificate	30 June 2021



Ground Floor
Approximate Floor Area
641 sq. ft
(59.55 sq. m)

Approx. Gross Internal Floor Area 641 sq. ft / 59.55 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property