



FOR SALE

**3 Hackney Road,
London, E2 7NX**

611 sq ft

**SHOREDITCH LONG
LEASEHOLD
INVESTMENT
OPPORTUNITY**



VIDEO TOUR

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Description

The self contained unit offers 611 square foot split across the basement and lower ground.

The sale is for the benefit of the long leasehold which remains at 150 years from the 5th of March 2007. The current tenants lease expires in 2029, benefiting from the income of £36,000 per annum.

This presents an investment opportunity in Shoreditch/Hoxton for both commercial investors and owner occupiers.

Key points

- Tenant in Situ Until 2029
- 131 Years Left on the Lease
- Rental Income of £36,000 per annum
- Gross Yield 7.8% - Before Purchaser Costs
- Total Floor Area 611 sq ft - Ground Floor 320 sq ft and Basement 291 sq ft
- Prominently Positioned on Hackney Road - close to Shoreditch, Hoxton and Brick Lane



Location

The location benefits from strong footfall, excellent transport connections, and close proximity to a dynamic mix of independent retailers, restaurants, and bars.

Shoreditch High Street Station is moments away, alongside Old Street Station just being a short walk away. Providing easy access to the Northern Line, Overground and National Rail services.

Transport Links



Hoxton 0.3 Miles



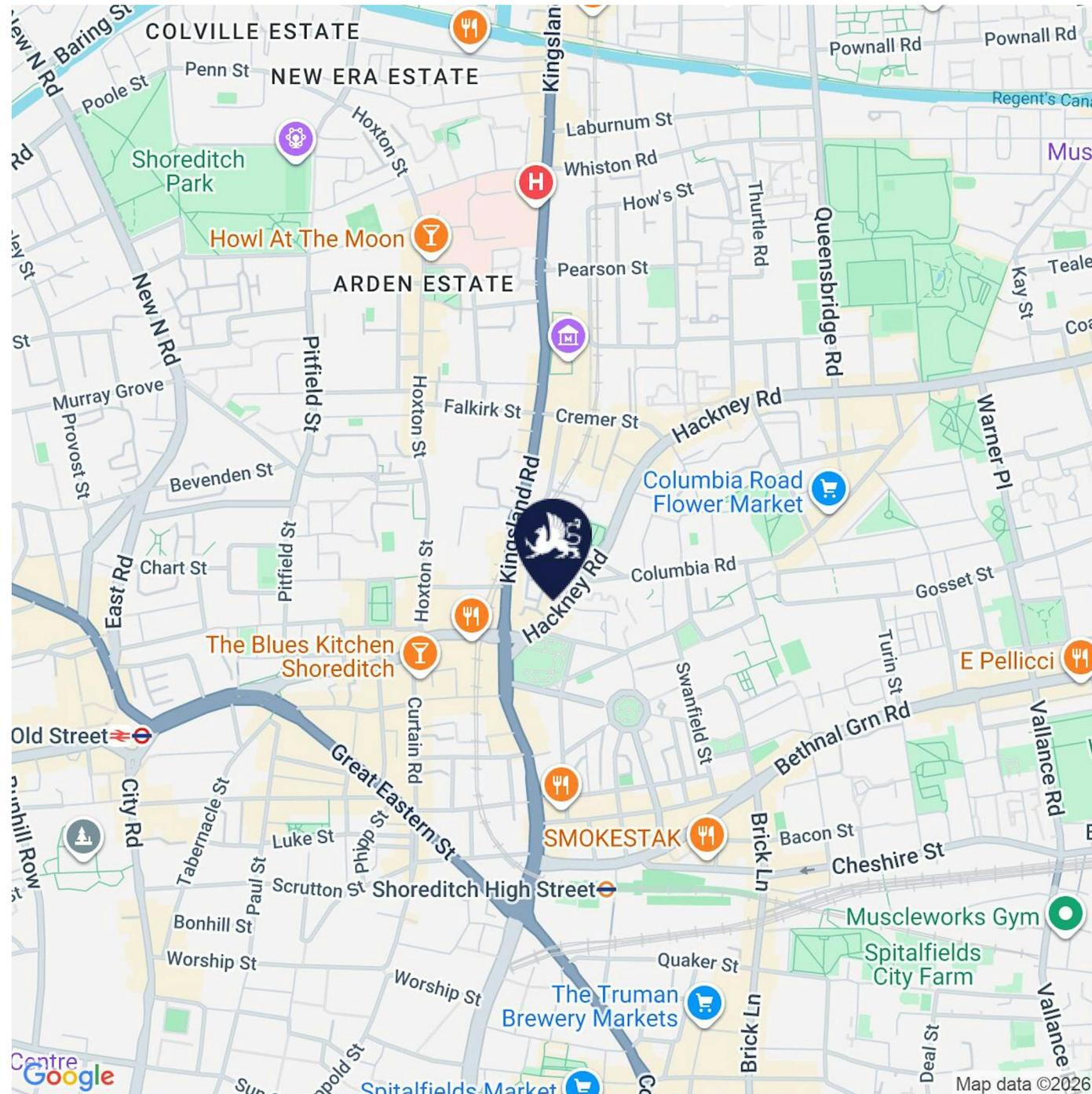
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Rents, Rates & Charges

Price	£460,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (65)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

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