



**STIRLING  
ACKROYD**

**FOR SALE**

**90 Morning Lane,  
London, E9 6NA**

**4,237 sq ft**

**FREEHOLD SALE - SELF  
CONTAINED BUILDING  
WITH PARKING**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

Rare opportunity to secure a self contained building in Hackney, ideal for showroom/retail/office uses.

With impressive frontage offering additional brand exposure - junction of Morning Lane & Chatham Place.

Further benefiting from customer parking/good loading facilities via the gated front entrance yard/car park area.

This former pub which has been converted to an office/showroom set over ground, basement and first floors, with an imposing dark fascia.

This is an ideal opportunity for owner occupiers, developers, investors, leisure and office operators, as well as retail and fashion houses who will be neighboring Burberry - a successful and longstanding outlet store.

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## Key points

- Self-contained building - 4,237 Sq Ft
- Ideal For Showroom/Retail/Office Use - Development Potential subject to relevant planning consent
- At the junction of Morning Lane and Chatham Place
- 10 minute walk to Hackney Central Station and Mare Street
- Gated Front Entrance Yard Area & Impressive Frontage Offering Additional Brand Exposure
- Available with Vacant Possession - Freehold Sale - £1,500,000



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## Location

Morning Lane is just a short walk to Hackney Central, Hackney Downs and Homerton Stations. Mare Street is a five minute walk providing countless bars, restaurants and other retailers such as Tesco, JD Sports, TK Maxx and Marks and Spencer.

Bohemia Place is a two minute walk away and houses some exciting microbreweries and restaurants as well as weekly markets.

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## Transport Links



Hackney Central 0.1 Miles



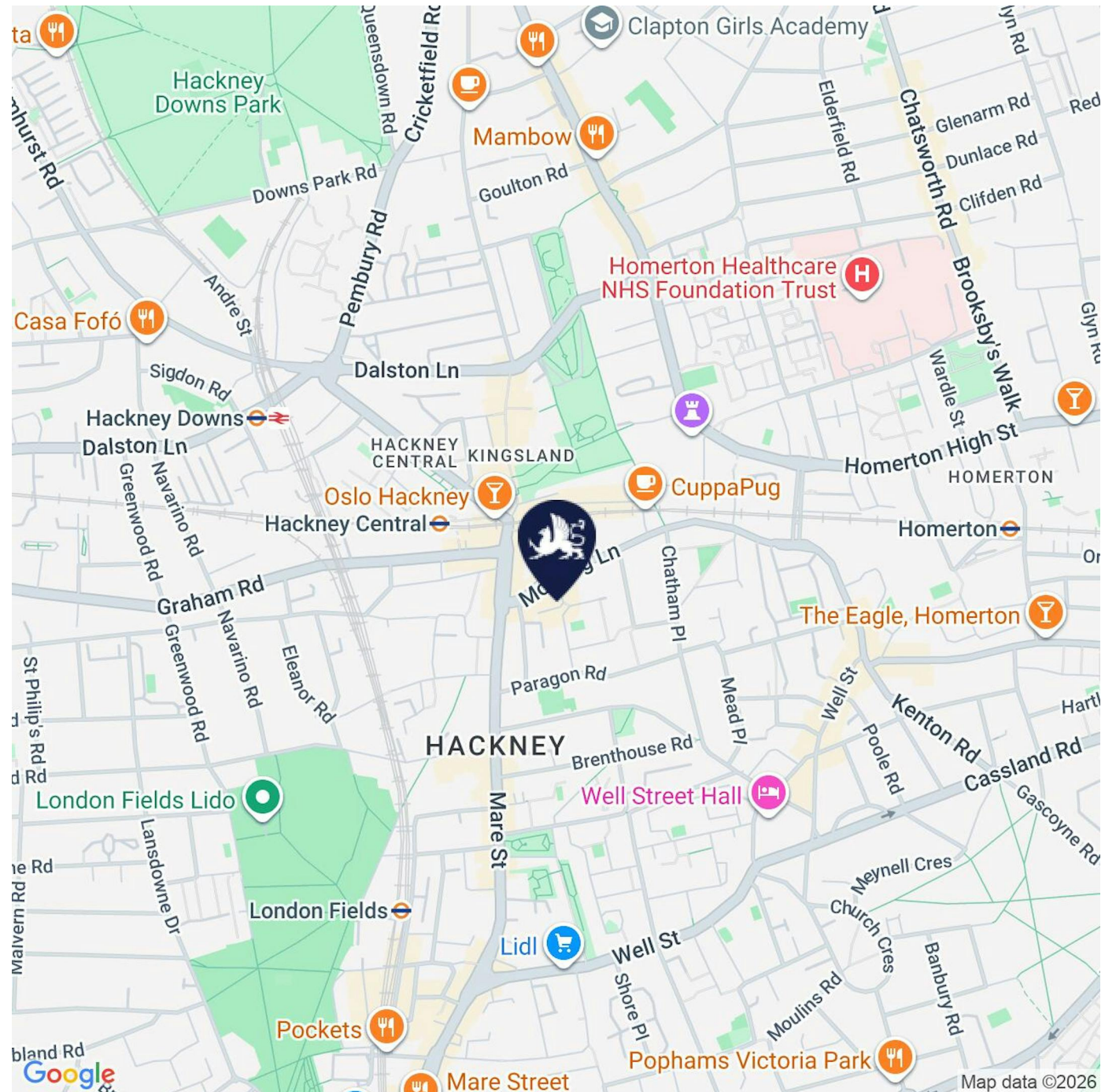
Hackney Downs 0.4 Miles

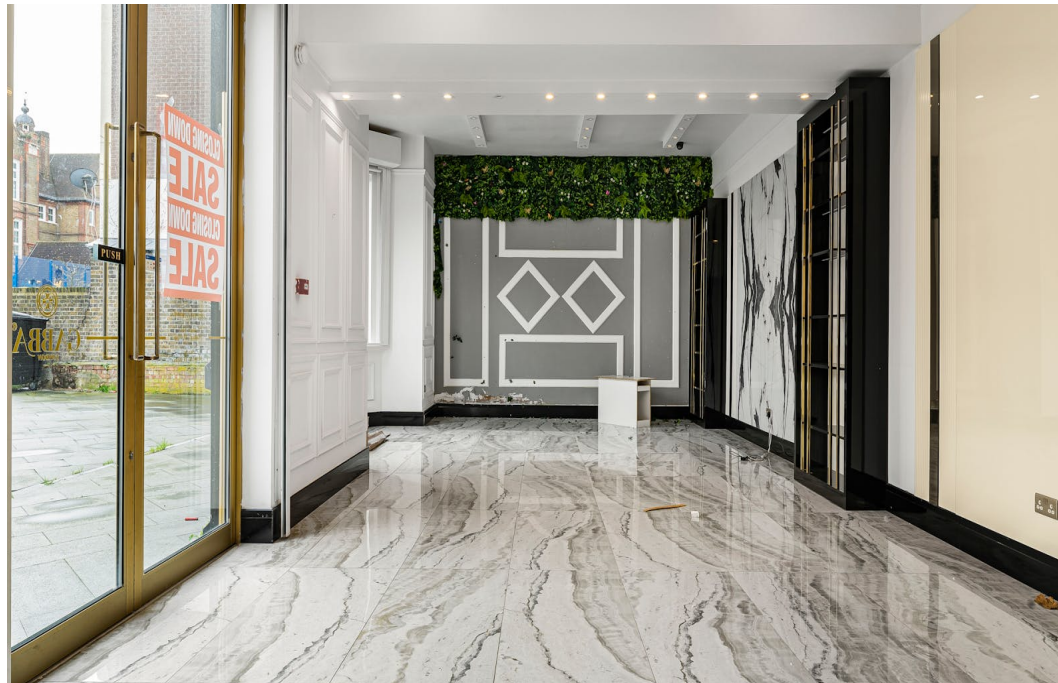


London Fields 0.4 Miles



Homerton 0.7 Miles





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## Accommodation

Name	sq ft	Availability
Basement	1,112	Available
Ground	1,643	Available
1st	1,482	Available

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## Rents, Rates & Charges

Price	£1,500,000
Rates	£2.27 per sq ft 1 April 2017 - Present
Service Charge	On application
VAT	On application
EPC	C (59)

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## Viewing & Further Information



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