

Est. 1955

Tarn &Tarn

**10 HACKNEY ROAD
SHOREDITCH
LONDON
E2 7NS**

**SELF-CONTAINED
GROUND FLOOR &
BASEMENT
SHOWROOM/OFFICE
FOR SALE/FOR RENT
852.08 FT²**



DESCRIPTION

Previously tenanted by a business that refurbished the property to a high standard, this Ground Floor and Basement space is located in prime Shoreditch on a busy, high-footfall road. The building boasts generous ceiling heights and excellent natural light throughout, making it suitable for a variety of businesses. It is an ideal choice for any occupier looking to secure a space in close proximity to the vibrant Shoreditch area.

SUMMARY

- Beautifully Renovated by the previous tenant
- High footfall Location
- Excellent Transport Links
- Good Ceiling Height
- Electric Security Shutters






LOCATION

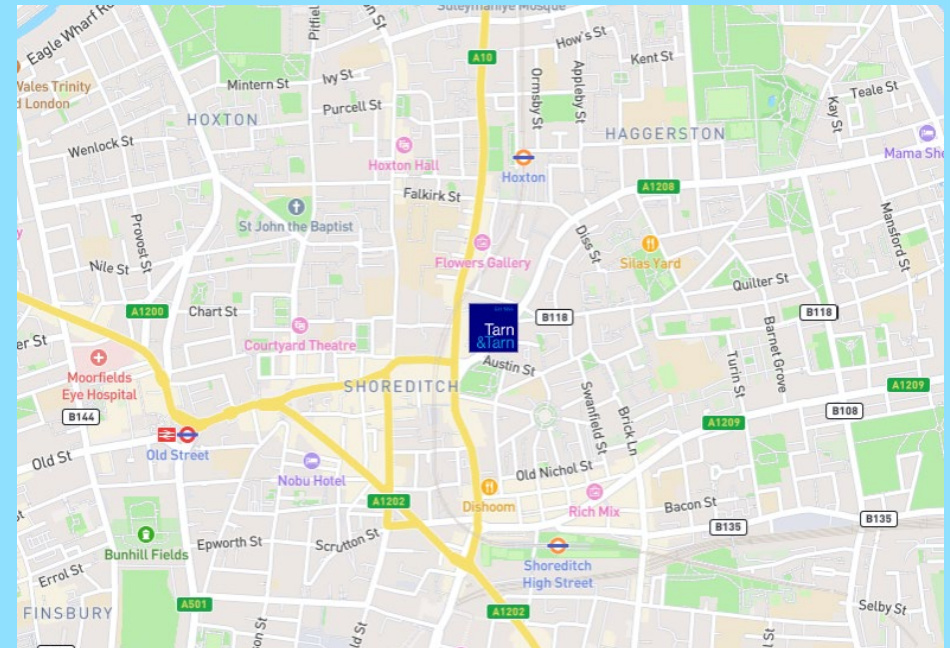
THE AREA

The unit is situated on the South side of Hackney Road, close to its interaction between Shoreditch High Street, Old Street and Kingsland Road. The immediate surroundings boast an array of cafes, shops, restaurants, and bars, catering to a diverse clientele from media, creative, and fashion industries. The unit is only a few minutes' walk from both Hoxton & Shoreditch High Street Overground stations and Old Street Underground Station.



TRANSPORT

-  Hoxton Station (6-minute walk) - **Overground Line**
-  Shoreditch High Street (10-minute walk) – **Overground Line**
-  Old Street Station (11-minute walk) – **Northern Line**



ACCOMMODATION

FLOOR	SQ FT	SQM
Ground Floor	548.76	51
Basement	303.32	28.19
TOTAL	852.08	79.19

TERMS

Sale Terms: Long Leasehold of 125 Years from 2011 (112 Years Unexpired)

Lease Terms: New FRI lease available Outside the Act 1954.

BUILDING INSURANCE

Included in service charge.

VAT

Applicable

SUMMARY

Available size	852.08 sq ft
Price	Offers in the region of £600,000
Rent	£35,000 per annum
Business Rates	Rates Valuable £17,750
Service Charge	£1717.29 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 07734 601111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.