



281 Kingsland Road, London, E2 8AS

Summary

- Substantial freehold for sale
- Planning for five flats
- Prominent corner position
- Close to Haggerston and Hoxton stations
- Ground and basement let for 20 years with passing rent of £90,000 pa
- Potential full vacant possession

Offers in the region of £2.5 million



Viewing is strictly by prior appointment with sole agents
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Location

Kingsland Road is located within Hackney in North-East London. Kingsland Road forms part of the A10 which runs from its junction with Old Street and Hackney Road in the north to the junction with Balls Pond Road and Dalston Lane in the south. Hoxton lies to the west, Haggerston to the east and Shoreditch and the City of London are to the south. The subject property is within 350m of Haggerston overground station (zone 2) which links to Highbury & Islington station providing access to the London underground. Nearby occupiers include residential estate agents, retailers, licensed operators and the SAE Institute.



Description

The bar servery runs alongside one side of the room. A staircase from the side of the ground floor bar leads to the nightclub at basement level. At one end is the bar servery. At the opposite end there is a DJ booth for the club. The approximate sizes are as follows:

Ground	1,235 sq ft	114.76 sq m
Basement	1,279 sq ft	118.80 sq m
First Floor	548 sq ft	50.89 sq m
Second Floor	555 sq ft	51.56 sq m
Total	3,617 sq ft	336.01 sq m

A viewing of the property is highly recommended to appreciate its desirable location.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £56,500.

Price

Offers in the region of £2.5 million.

Planning

The property has A4 planning consent.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

