

# lot 57

## 290-290A Kingsland Road Hackney, London E8 4DG

Rent  
£28,000 per  
annum  
exclusive

Freehold Retail & Residential  
Investment in Sought After London  
Location

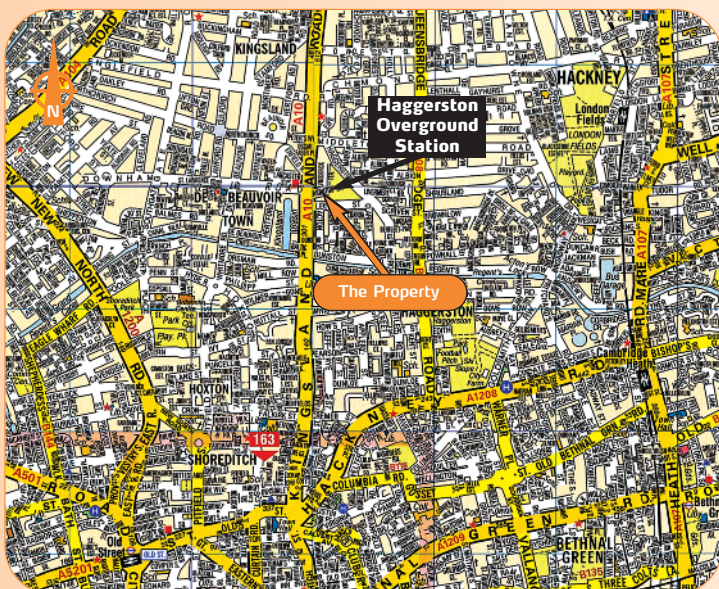
- Prominent corner position some 50 yards from Haggerston Overground Railway Station
- Residential Redevelopment Potential (subject to lease and consents)
- Significant opportunity to add value through lease re-gear
- Outstanding 2013 Rent Review
- VAT-free investment





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**Location**

Miles: 4 miles north-east of Central London  
2 miles south-east of Highbury  
1 mile from Shoreditch

Roads: A10, A501

Rail: Haggerston Overground Railway Station (8 mins to Highbury & Islington, 23 mins to London King's Cross)

Air: London City Airport

**Situation**

The property is prominently situated on the corner of Kingsland Road and Lee Street, approximately 50 yards from Haggerston Overground Railway Station. Kingsland Road forms part of the A10 and provides direct access to Dalston and Stoke Newington to the north and Hoxton, Shoreditch and Aldgate to the south. The area has seen significant development over the last few years following the gentrification of Stoke Newington, Dalston and Hoxton and is expected to continue to benefit from the regeneration of the area. The property is immediately adjacent to Tesco Express, with other nearby occupiers including Topps Tiles, Travis Perkins and a number of independent retailers.

**Description**

The property comprises two self-contained ground floor retail units fronting Kingsland Road and Lee Street. The part ground, first and second floors benefit from separate access via Lee Street and comprise a five room maisonette, kitchen and WCs (floor plans are available within the legal pack). The property benefits from a rear yard accessed from Lee Street providing potential to extend the ground floor. Additionally, the first and second floors are set back from Kingsland Road and Lee Street and may provide further development potential over the recessed area. Any development would be subject to lease and consents. For further information please refer to [www.hackney.gov.uk](http://www.hackney.gov.uk).

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**

**Viewings**

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: [will.moore@acuitus.co.uk](mailto:will.moore@acuitus.co.uk)

**Tenancy and accommodation**

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
290	Ground	Retail/Ancillary	62.71 sq m (675 sq ft)	<b>INDIVIDUAL t/a Goldhill Wine (ON ASSIGNMENT)</b>	20 years from 27/05/2003 until 26/05/2023	£22,000	27/05/2013 27/05/2018
	Part Ground	Residential	12.57 sq m (135 sq ft)				
	First	Residential	30.67 sq m (330 sq ft)				
	Second	Residential	30.67 sq m (330 sq ft)				
290A	Ground	Retail	17.10 sq m (184 sq ft)	<b>INDIVIDUAL t/a Barber</b>	10 years from 29/09/2013 until 28/09/2023	£6,000	29/09/2018
<b>Totals</b>			<b>153.72 sq m (1,655 sq ft)</b>			<b>£28,000</b>	

**For further details please contact:**

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[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Buyer's Legal Report Service:**

**Dentons UKMEA LLP**   
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3958.  
Email: [greg.rigby@dentons.com](mailto:greg.rigby@dentons.com)  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

**Seller's Solicitors:**

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