

PROMINENT CLASS E FREEHOLD FOR SALE

HACKNEY

20 AMHURST ROAD

Description

Hackney is a district in East London, England, approximately 4 miles (6.4 km) northeast of Charing Cross and includes part of the Queen Elizabeth Olympic Park.

The subject property occupies a prominent corner position on Amhurst Road, with a return frontage onto Brent Road. Nearby retailers include **Costa, M&S, TK Maxx, Travelodge, Iceland** and **JD Sports**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground and first floor, providing the following approximate areas:

Ground Floor Sales	1,838 sq. ft. (107.76 sq. m)
Ground Floor Ancillary	815 sq. ft. (75.72 sq. m)
First Floor Ancillary	1,303 sq. ft. (121.15 sq. m)
Total	3,957 sq. ft. (368 sq. m)

There are two long leaseholds attached to the property for the first and second floor of the adjoining property and part first and second floor of the original property. These have been sold off on a 125-year lease in November 2005 and November 2020 respectively at a ground rent of £100.00 per annum for each flat.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£790,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£54,500
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**

Freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**

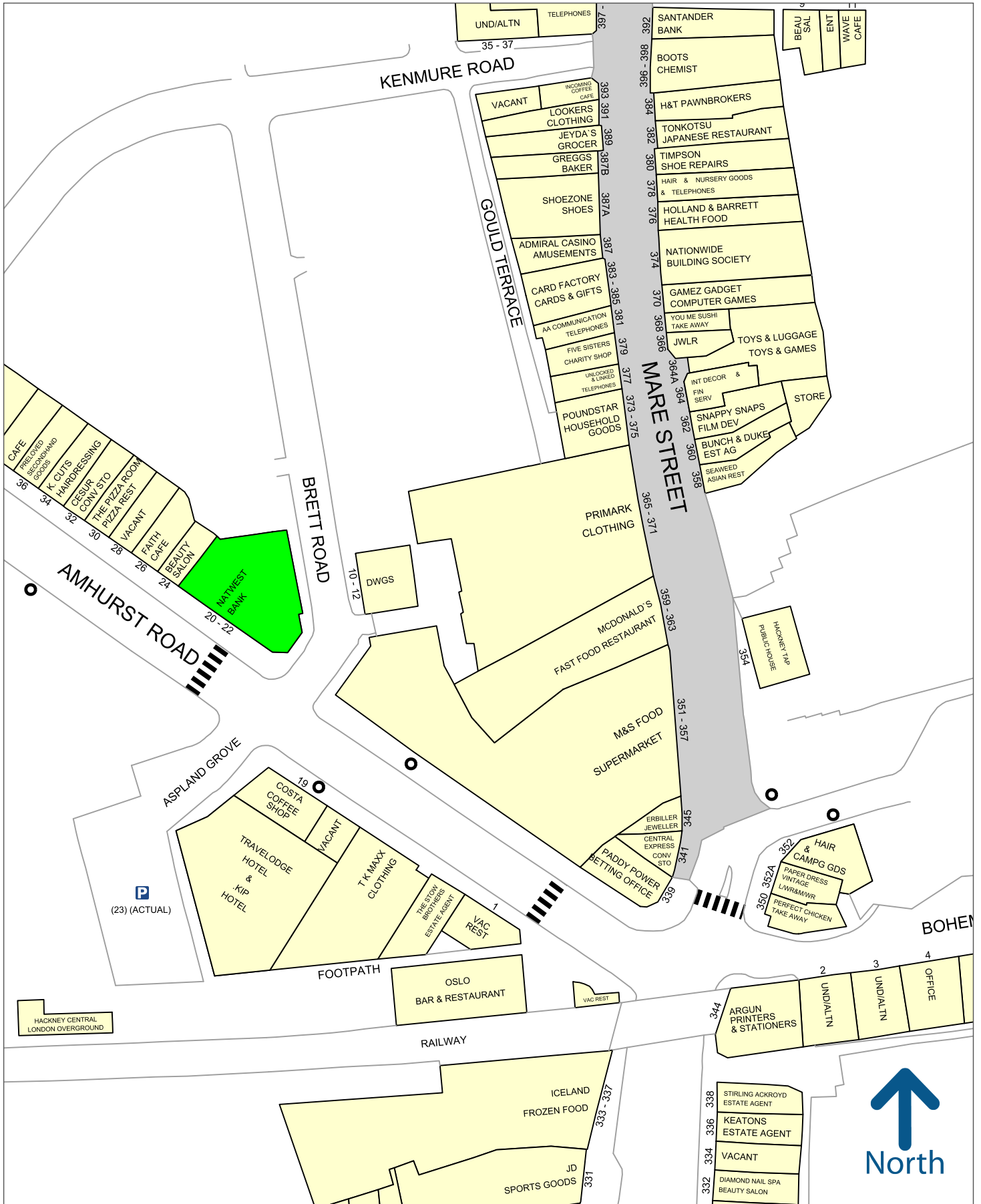
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

Experian Goad Plan Created: 25/07/2024
Created By: Green and Partners



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