



SITUATION

Located close to the junction with Dalston Lane and Lower Clapton Road in this pedestrianised shopping street amongst such multiples as **Halifax, Post Office, Santander, Boots, Vodafone** and a host of independent traders.

Hackney is located approximately 4 miles north-east of Central London and is well served by Hackney Downs Station (Overground & National Rail) and Hackney Central Station (Overground) which are both within close walking distance.

PROPERTY

A mid-terrace Grade II Listed building comprising a **Ground Floor Betting Shop**, with separate rear access to a **Self-Contained Basement** and a large newly converted **3 Bed Self-Contained Flat** planned on the first, second and third floors together with a small rear patio garden.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Gross Frontage 23'5" Built Depth 66'11" Area Approx. 947 sq ft¹ 2 WC's Office, Store, Plant Room, WCs Area Approx. 427 sq ft¹	William Hill Organisation Plc (Having over 2,300 branches) (Not in occupation)	5 years from 14th April 2019	£44,500	FRI Tenant's Break April 2022
First, Second & Third Floor Flat	3 Bedrooms, Living Room, Kitchen, Shower Room/WC GIA Approx. 1,170 sq ft			VACANT	

¹ Not inspected by Barnett Ross. Area taken from VOA.

Total: £44,500 plus Vacant Flat

£44,500 p.a. Plus Vacant 3 Bed Flat

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

Vendor's Solicitors

Murray Hay Solicitors

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