



Ground Floor & Basement

7 Hackney Road, Shoreditch, London, E2 7NX

Freehold investment opportunity – Shop For Sale & To Let in Shoreditch

983 sq ft
(91.32 sq m)

- Freehold
- New lease
- Potential residential development
- High footfall
- Ground Floor & Basement
- Prime Shoreditch location
- Old Street & Liverpool stations within walking distance

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Summary

Available Size	983 sq ft
Rent	£45,000 per annum
Price	£575,000
Rates Payable	£6,861.25 per annum Small Business Relief Scheme: up to 100% discount
Rateable Value	£13,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

Description

Ground floor & basement freehold property for sale or to let, suitable for retail and leisure-related businesses. It benefits from high footfall, a large window display and natural light. The building also includes 2 residential units, each with a 125-year long leasehold.

Location

Hackney Road, located in the dynamic Shoreditch area of East London, is surrounded by a mix of historical charm and modern amenities. This area is known for its vibrant arts scene and diverse food options, including notable eateries like Shoreditch Grill and Tre Colori and trendy bars such as Looking Glass Cocktail Club and Mikkeller Bar London. The location benefits from excellent transport links, with Hoxton Overground Station nearby, and Old Street & Liverpool Street Underground Stations within walking distance.

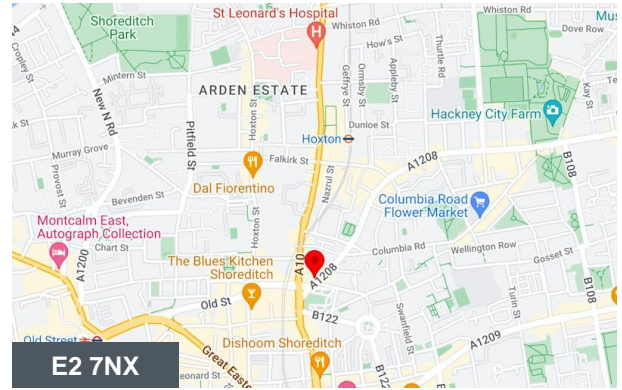
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Price	Availability
Unit - GF & Basement	983	91.32	For Sale / To Let	£575,000	Available
Total	983	91.32			

Terms

The freehold is available to purchase on an unconditional basis, subject to an asking price of £575,000. All other terms and conditions by negotiation.



Viewing & Further Information



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Energy performance certificate (EPC)

7 Hackney Road Hackney LONDON E2 7NX	Energy rating	Valid until: 15 April 2035
	B	Certificate number: 4343-6366-8500-2360-5136

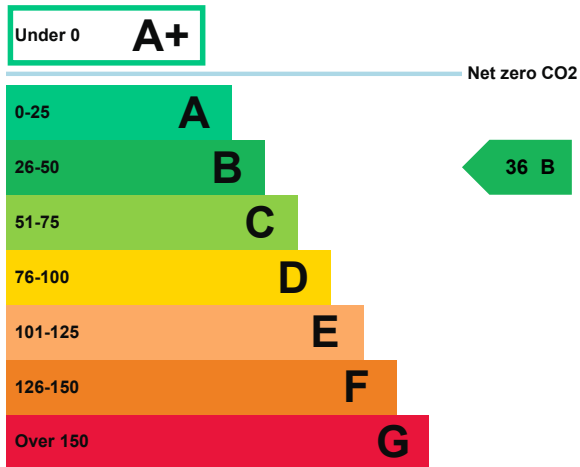
Property type	Retail/Financial and Professional Services
Total floor area	86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

17 A

If typical of the existing stock

68 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	19.07
Primary energy use (kWh/m ² per year)	203

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0941-7371-7324-8728-4029\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	mohammed saddique
Telephone	07595 959778
Email	mohammed_saddique2002@yahoo.com

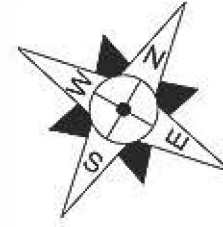
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021240
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	superfast epc 07595959778
Employer address	38 Cambays Road DAGENHAM RM10 8YD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 April 2025
Date of certificate	16 April 2025



WC
5'6" x 2'5"
(1.68m x 0.74m)

8'3" x 3'0"
(2.51m x 0.91m)

22'7" x 18'7"
(6.88m x 5.66m)



16'9" x 3'7"
(5.11m x 1.09m)

Shop Floor
23'1" x 15'8"
(7.04m x 4.84m)

6'8" x 3'8"
(2.03m x 1.12m)

Basement
Approximate Floor Area
486 sq. ft
(45.15 sq. m)

Ground Floor
Approximate Floor Area
497 sq. ft
(46.17 sq. m)

Approx. Gross Internal Floor Area 983 sq. ft / 91.32 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property