



TO LET / FOR SALE

**3 Hackney Road,
London, E2 7NX**

611 sq ft

Shoreditch Long
Leasehold Investment
Opportunity / Available
to Rent



VIDEO TOUR

stirlingackroyd.com



Description

A well-presented self-contained commercial unit extending to approximately 611 sq ft, arranged over ground and lower ground floors. The property benefits from direct street access onto Hackney Road, providing excellent visibility and accessibility.

The sale is for the benefit of a long leasehold interest with 150 years granted on the 5th of March 2007. The property will be sold with vacant possession, offering an excellent opportunity for owner occupiers or investors alike. Additionally there is also an option to rent the unit, available immediately.

The unit was most recently let to a nail bar, generating a passing rent in the region of £36,000 per annum, demonstrating the strong rental potential of the space.

Key points

- Total Floor Area 611 sq ft - Ground Floor 320 sq ft and Basement 291 sq ft
- 131 Years Left on the Lease & Available to Rent
- Vacant Possession
- Heavy Footfall
- Shop Front - Direct Street Access onto Hackney Road
- Prominently Positioned on Hackney Road - close to Shoreditch, Hoxton and Brick Lane



Location

The location benefits from strong footfall, excellent transport connections, and close proximity to a dynamic mix of independent retailers, restaurants, and bars.

Shoreditch High Street Station is moments away, alongside Old Street Station just being a short walk away. Providing easy access to the Northern Line, Overground and National Rail services.

Transport Links



Hoxton 0.3 Miles



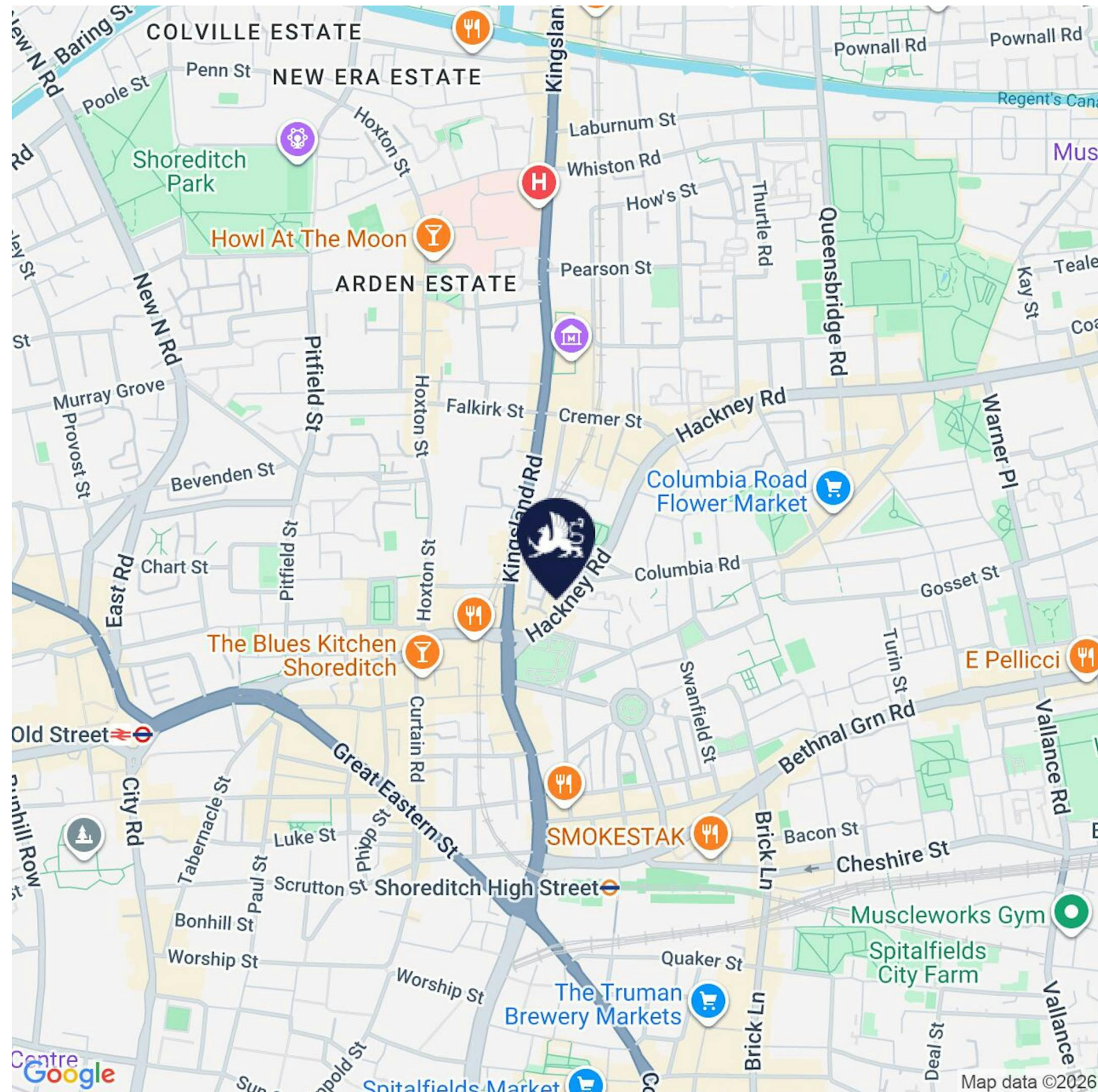
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£39,000 per annum
Price	£460,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (65)

Viewing & Further Information



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Alex Zeckler
0207 538 9253
07961238152
azeckler@stirlingackroyd.com



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 27/03/2026