

Lot 10

By Order of the Mortgagees in Possession

19 Hackney Road,
London E2 7NX

GUIDE PRICE: £400,000



**SHOP INVESTMENT WITH DERELICT VACANT
UPPER PARTS**

This centre-terraced property forms part of a busy thoroughfare and consists of a ground floor A3 premises currently let on a 16 year lease from September 2006 at a rent of £10,000 pa. The upper parts offer three floors of derelict accommodation that may be suitable for conversion into flats subject to obtaining any necessary planning consent that may be required. The property was built circa 1875 of traditional solid brick walls under a slate roof and offers an excellent investment and development opportunity.

ACCOMMODATION

Ground floor retail: approx 44 sq m
First, second and third floor: approx 98 sq m

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Hackney
Rateable Value: £8400 on shop
Council Tax Band: C on upper parts

VIEWING TIMES

By appointment through Brendons Auctioneers. Please note that due to the derelict state of the property no children will be allowed into the premises and buyers inspect at their own risk.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN