



SITUATION

Located close to the junction with Morning Lane in this established shopping parade, nearby branches of **Tesco**, **Coral** and **Post Office** and a wide variety of independent retailers, cafés and restaurants. The property is conveniently located for Homerton, Hackney Central and London Fields (Overground) Stations, approximately 2½ miles north-east of the City of London.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Flat** on the first floor. The flat roof above the front of the shop has been used as a roof terrace, which is accessible through a window at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'8"
Internal Width	13'2"
Shop Depth	40'0"
Built Depth	70'5"
WC	
GIA	Approx. 926 sq ft

First Floor Flat

Open Plan Bedroom/Living Room, Kitchen, Bathroom/WC	
GIA	Approx. 383 sq ft

Total GIA **Approx. 1,309 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

On 27th October 2021 Hackney Council granted Planning Permission for 'Erection of roof and first floor extension and alterations to elevations at upper floors to provide additional bedroom' (Ref: 2021/2477). The Planning will increase the size of the flat by way of the construction of a second floor comprising a Bedroom and Bathroom.

Refer to Auctioneers for Plans and Documentation.

Note 1: There is potential to create a separate front street access to the Flat as per the adjoining units, subject to obtaining the necessary consents.

Note 2: There may be potential to convert the rear part of the ground floor into residential use, subject to obtaining the necessary consents.

Note 3: Refer to Auctioneers for the video tour of the property.

Vendor's Solicitors

YVA Solicitors
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Email: aap@yvasolicitors.com

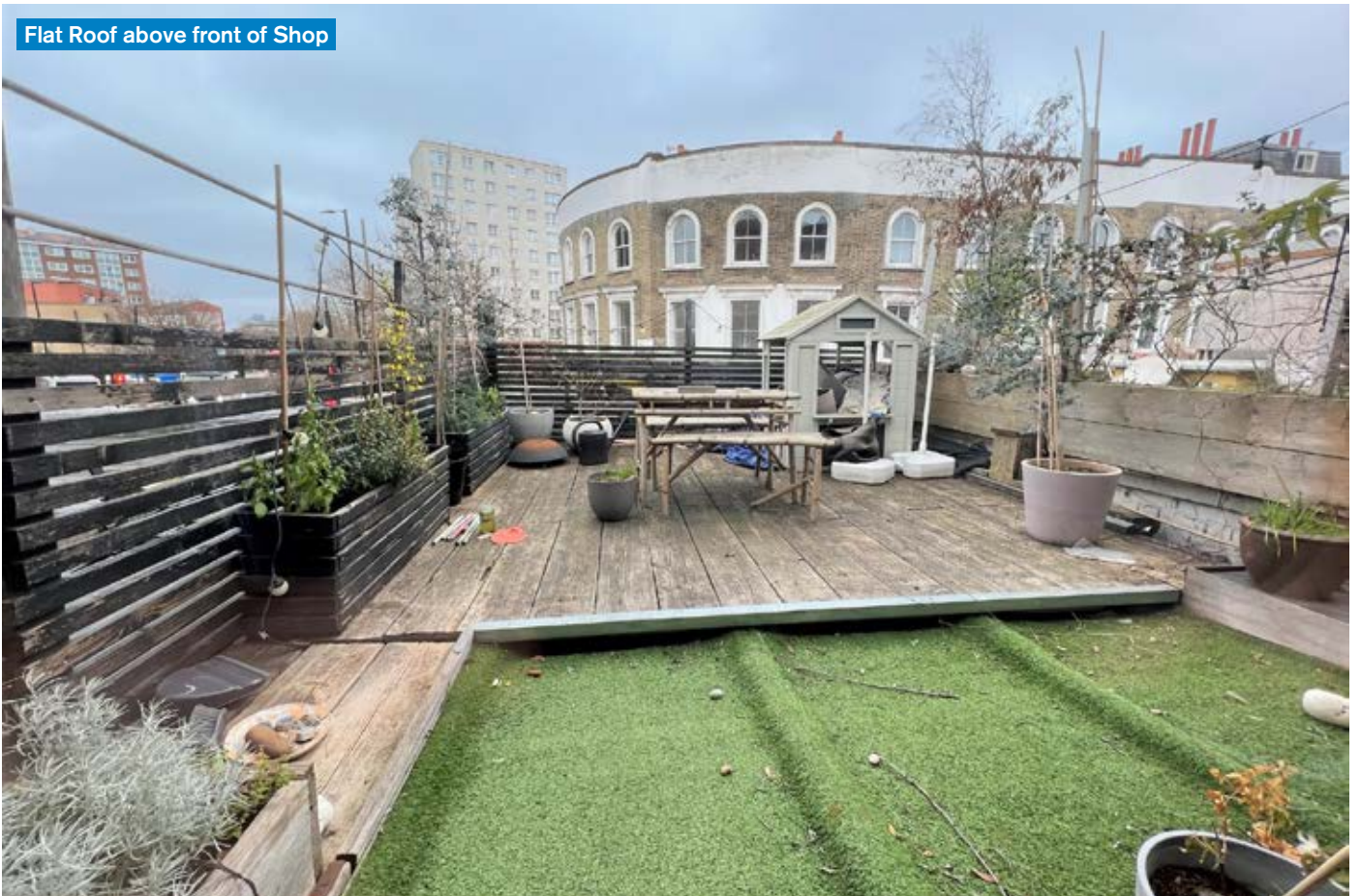
Vacant Shop & Flat with Planning

The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Flat Roof above front of Shop