



4-14 SPURSTOWE TERRACE

HACKNEY, LONDON, E8 1LT

FREEHOLD MIXED-USE PART BUILT DEVELOPMENT OPPORTUNITY

FOR SALE ON BEHALF OF ADMINISTRATORS

moorfields

VANDERMOLEN
REAL ESTATE



—
A freehold mixed-use part built
development opportunity for sale on



LOCATION

The site is located on Spurstowe Terrace in the London Borough of Hackney.

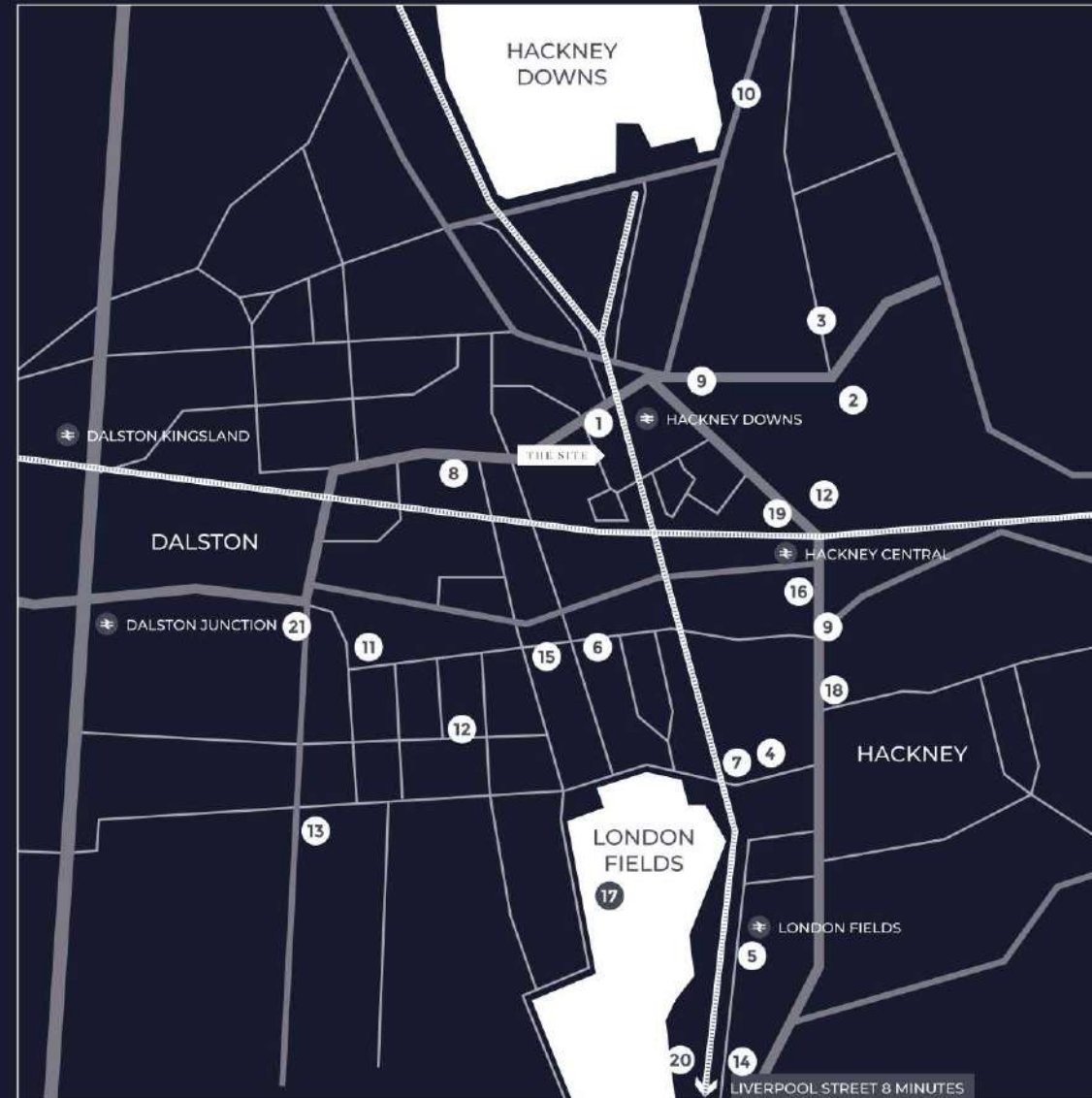
Extremely well located in terms of transport links with Hackney Downs (located 200 yards away) and Hackney Central (0.3 miles away) Overground lines providing direct access to Liverpool Street Station within 15 minutes. There are also several bus routes nearby providing access to locations such as Marble Arch, Baker Street and Euston.



LOCATION



1. **L'Entrepot:** Local favourite. Bar and snacks from Tuesday to Sunday.
2. **Palm Vaults:** Local independent café.
3. **Pacific Social Club:** Hip local café with excellent coffee.
4. **Lardo:** Industrial chic pizzeria for brunch, drinks and Italian small plates.
5. **e5 Bakehouse:** Renowned artisan bakery and coffee house.
6. **Pidgin:** Tiny award-winning restaurant where the menu changes weekly.
7. **Raw Duck:** All day dining with a Mediterranean influence.
8. **HashE8:** Fabulous British diner/modern greasy spoon serving Brunch all day long
9. **The Pembury Tavern:** Local institution taken over by Hackney's own Five Point Brewing Co.
10. **The Star by Hackney Downs:** Trendy pub with DJ sessions.
11. **Prince George:** Another local favourite – shabby-chic cool.
12. **Prince Arthur:** Victorian pub serving local beers and great food.
13. **Duke of Richmond:** Restored neighbourhood pub and dining from Tom Oldroyd.
14. **The Taproom:** Local pub brought to you by the London Fields Brewery.
15. **The Spurstowe Arms:** Popular, relaxed local serving great food.
16. **Hackney Empire:** Major London live music, theatre and comedy venue.
17. **London Fields Lido:** Outdoor 50m public pool with sun terrace and café.
18. **Hackney Picture House:** Independent cinema with all day café bar.
19. **Oslo:** Live music venue in a former railway station.
20. **The Institute of Light:** Independent cinema, restaurant, bar and vinyl store.
21. **The Victoria:** Pub and live music room with a long tradition and a focus on rum.



All distances and travel times taken from Google Maps (www.google.co.uk/maps) and (TfL tfl.gov.uk/)

THE SITE



The subject site is a part complete scheme which benefits from planning permission for the “erection of a 5 storey (including partial basement level) mixed use commercial and residential building comprising 2,928sqft of B1 (Business) floorspace at ground level and 24 residential units above (7x1 bed, 10x2 bed and 7x3 bed)”.

The development is part built with the original contractor no longer on site and purchasers are recommended to carry out their own due diligence on the cost to complete works.

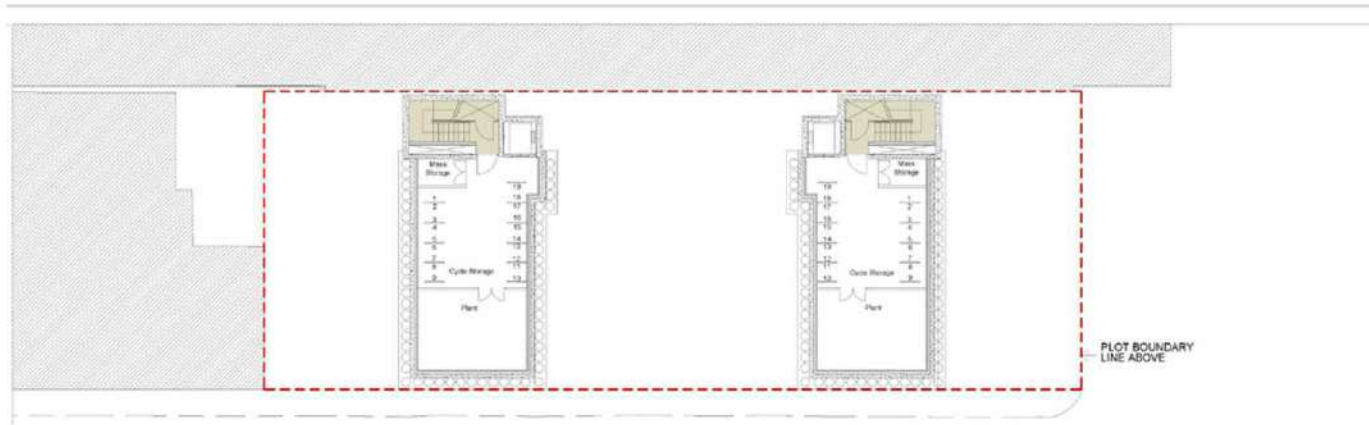


ACCOMODATION SCHEDULE

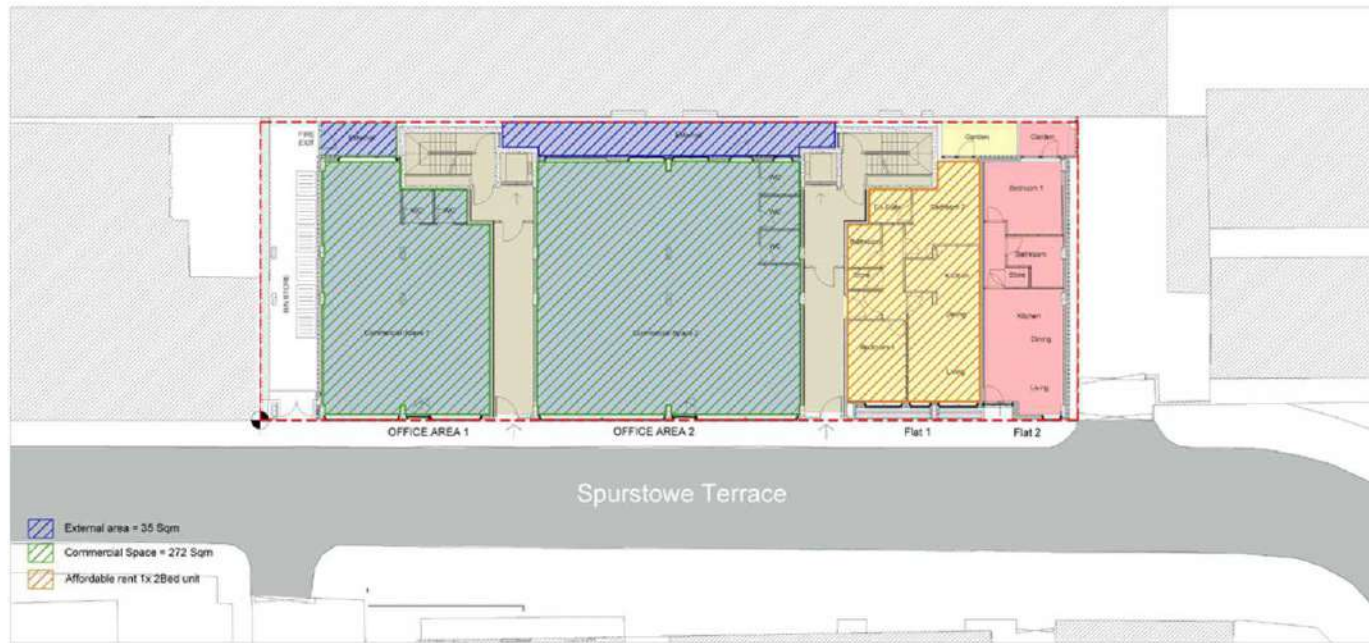


Unit	Floor	Beds	Amenity	Sqm	Sq Ft	Tenure
B1	Ground	-	External Area	100	1,076	Commercial
B1	Ground	-	External Area	172	1,851	Commercial
1	Ground	2	Garden	76	818	Affordable Rent
2	Ground	1	Garden	51	549	Affordable Rent
3	1st	2	Balcony	73	786	Private
4	1st	1	Balcony	53	570	Private
5	1st	2	Balcony	78	843	Private
6	1st	2	Balcony	80	861	Shared Ownership
7	1st	1	Balcony	53	570	Shared Ownership
8	1st	3	Balcony	82	881	Private
9	2nd	2	Balcony	73	786	Private
10	2nd	1	Balcony	53	570	Private
11	2nd	2	Balcony	78	843	Private
12	2nd	2	Balcony	78	843	Private
13	2nd	1	Balcony	52	560	Private
14	2nd	3	Balcony	82	881	Private
15	3rd	2	Balcony	73	786	Private
16	3rd	1	Balcony	53	570	Private
17	3rd	2	Balcony	78	843	Private
18	3rd	2	Balcony	78	843	Private
19	3rd	1	Balcony	52	560	Private
20	3rd	3	Balcony	82	881	Private
21	4th	3	Terrace	114	1,227	Private
22	4th	3	Terrace	86	926	Private
23	4th	3	Terrace	86	927	Private
24	4th	3	Terrace	103	1,109	Private
Total				2,043	21,892	

Basement

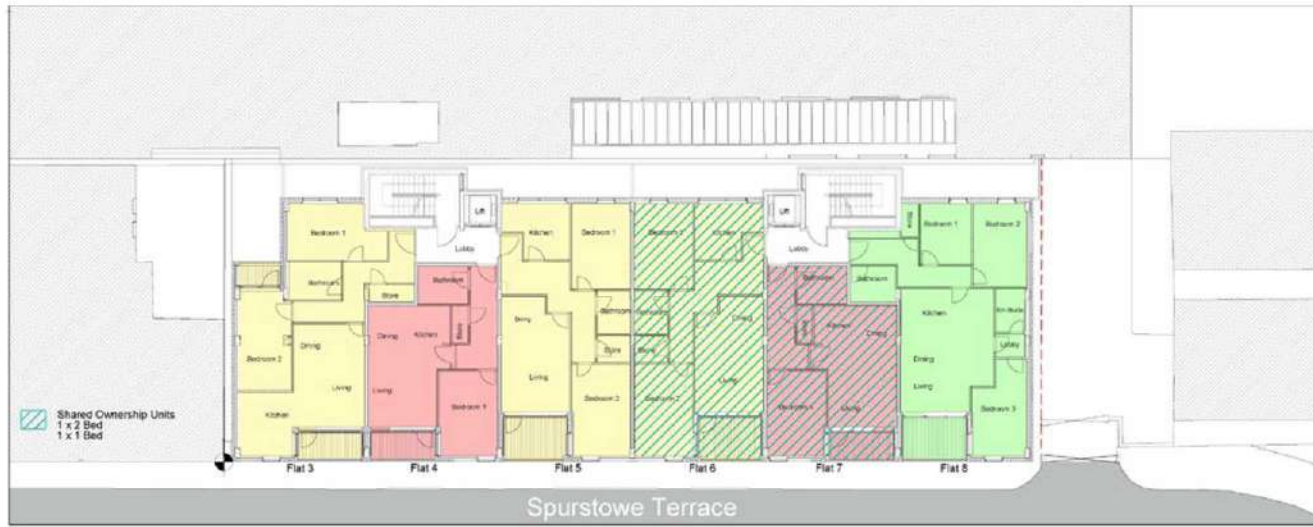


Ground Floor





First Floor



Second Floor



Third Floor



Fourth Floor



CONTACT

For further information please contact:

VANDERMOLEN REAL ESTATE

Jonathan Vandermolen

jv@vandermolenre.co.uk

0207 290 2828

0783 150 9965

Sam Phillips

sp@vandermolenre.co.uk

0203 971 6066

0795 634 1581

TENURE

The site is being sold freehold with the benefit of vacant possession.

PLANNING

A planning application was approved in March 2015, planning reference (2014/2565) for the "Demolition of existing building and erection of a 5 storey (including partial basement level) mixed use commercial and residential building comprising 2,928sqft of B1 (Business) floorspace at ground level and 24 residential units above (7x1 bed, 10x2 bed and 7x3 bed)."

Further plans and information can be found by [clicking here](#).

CIL & SECTION 106

We have been advised that all payments have been made.

VAT

To be confirmed

PRICE

We are guiding offers in excess of £7,500,000 subject to contract.

METHOD OF SALE

The property is for sale by way of private treaty on behalf of administrators.

FURTHER INFORMATION

Further plans and information are available upon request.

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The Misrepresentation Act 1967.

Vandermolen RE for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. June 2020