



## 71 Wilton Way

Hackney, London, E8 1BG

### **FULLY TENANTED MIXED- USE FREEHOLD WITH DEVELOPMENT POTENTIAL (STP) IN HACKNEY, E8.**

**1,500 sq ft**  
(139.35 sq m)

- Comprised of a commercial unit and residential HMO
- Large rear garden
- Development potential
- Located on a fine parade with a mix of shops, bars and coffee shops

# 71 Wilton Way, Hackney, London, E8 1BG

## Summary

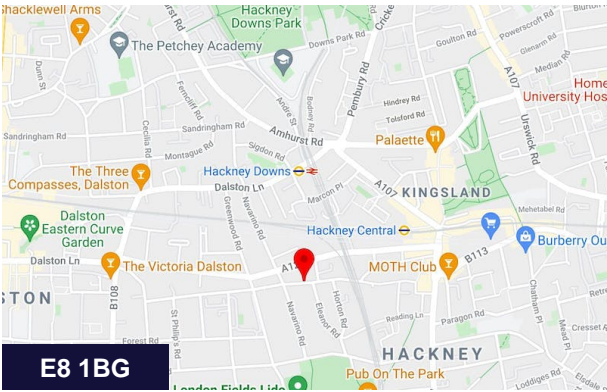
Available Size	1,500 sq ft
Price	£900,000
Business Rates	Upon Enquiry
EPC Rating	D (68)

## Description

The property comprises of both a commercial unit, and a residential HMO. The property sits on the attractive Wilton Way which has a mix of retailers and up-market popular coffee shops and bars. The property is in fair decorative order throughout, and the large rear garden offers potential to extend into this space (STP). The commercial unit is let on unofficial terms producing £8,400 p/a – the 8 residential units are fully let on ASTs, notice periods vary from between 2-6 months’.

## Location

The property is situated on an charming road, populated with successful retailers. The property is close to the many amenities provided by Dalston including Dalston Junction Overground and Hackney Downs Rail & Overground Station. There are many popular pubs in the locality including Prince George, Prince Arthur and The Spurstowe Arms. The area has recently benefited from wide-spread regeneration in recent years providing attractive family living.



## Viewing & Further Information



**Adam Stackhouse**

07889 510036 | 020 7355 0285

astackhouse@winkworth.co.uk



**Tom Lewin**

020 7355 0285 | 07775 074281

tlewin@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/02/2023