



187 Lower Clapton Road

Hackney, London, E5 8EG

**Long-Term income
producing asset in Prime
Hackney.**

1,258 sq ft
(116.87 sq m)

- Attractive initial yield of 7.37%.
- Large, period corner plot.
- Well-fitted Ground & Basement unit.
- 999-year lease from October 2022.
- 12-years unexpired with current tenant.
- Subject to the occupying tenancy.

187 Lower Clapton Road, Hackney, London, E5 8EG

Summary

Available Size	1,258 sq ft
Price	£475,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	E (106)

Description

This is a rare opportunity to acquire a truly ‘sleep-easy’ investment on a prime corner plot on the Lower Clapton Road. The property is offered with a clean 996-year unexpired term with a peppercorn ground rent.

The current tenant has carried out a significant fit-out to create a clean and well-presented eating area and outstanding cooking area to the rear of the ground floor. The lower ground floor is used by the current tenants as ancillary office space and storage.

Term Length: 15-years from 20th September 2022.
Headline Rent: £35,000 per annum.
Rent Reviews: 20th September 2027 & 20th September 2032.
The lease is contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Location

The property is located on the corner between Downs Road & Lower Clapton Road directly opposite Clapton Pond, this area is home to an abundance of local businesses alongside a selection of household names.

187 Lower Clapton Road is located on perhaps one of the most prominent plots on this parade therefore providing one of the most highly desirable locations for local businesses. Local transport links include Clapton, Hackney Downs & Hackney Central stations providing both Overground and National Rail services.

The property benefits from PTAL Ratings of 5.

Terms

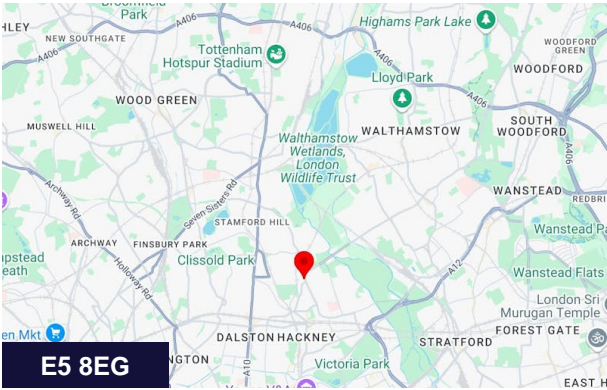
‘Guide Price’: £475,000.

Rateable Value: £17,750.

EPC: E (106).

Possession: Subject to the occupying tenancy.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



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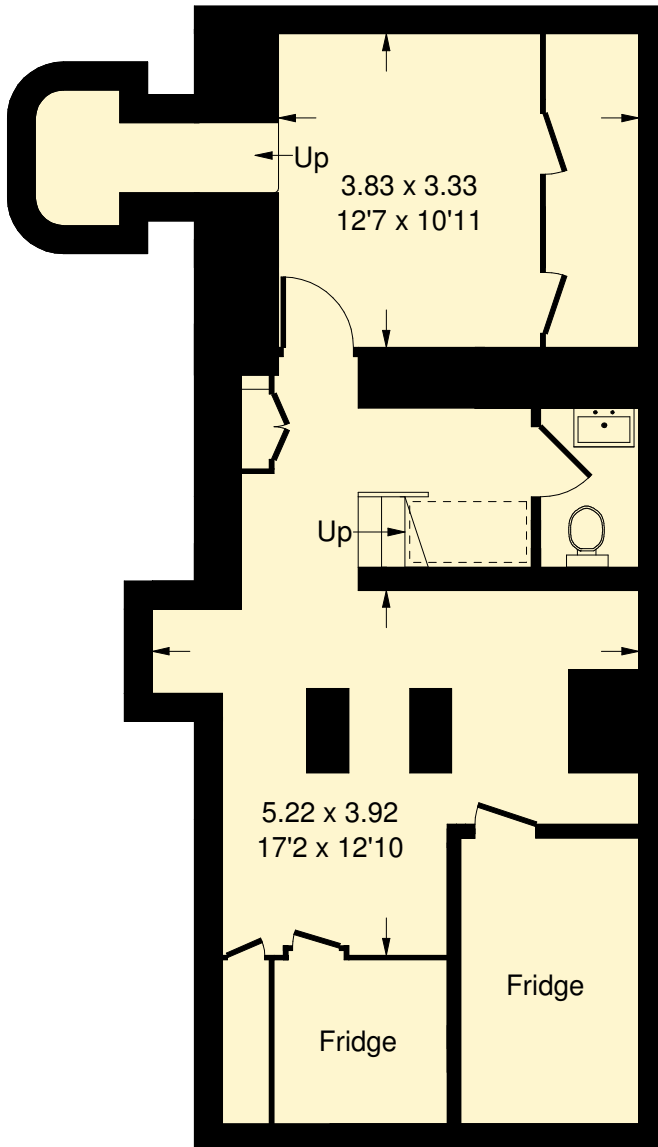
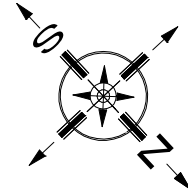



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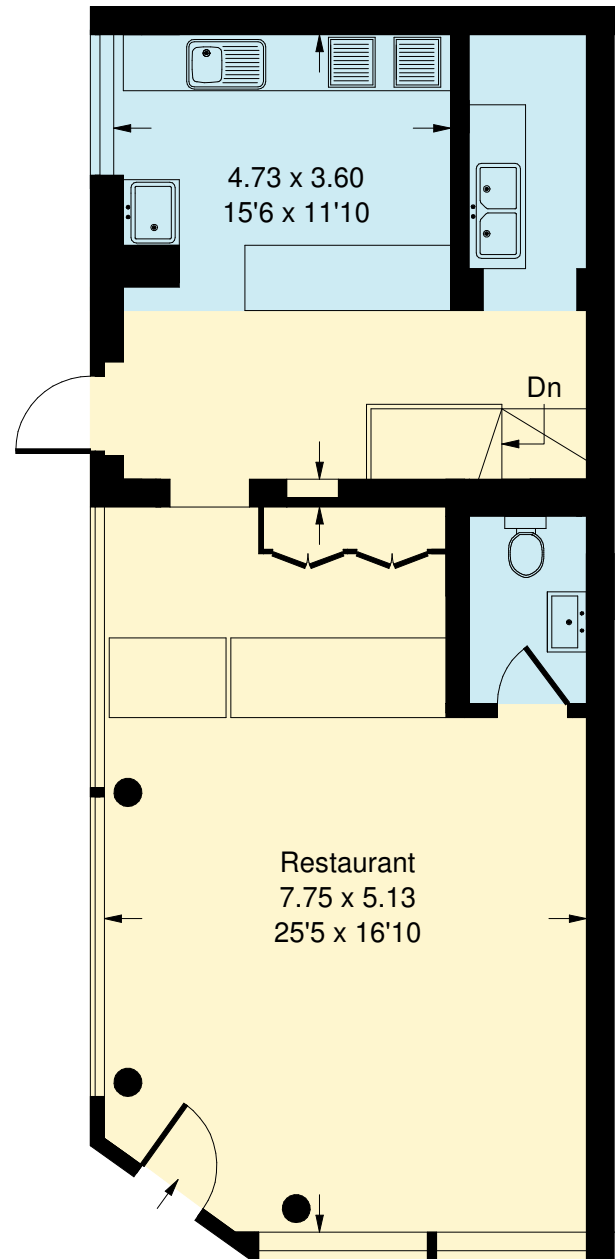
Lower Clapton Road, E5

Approx. Gross Internal Area
116.9 sq m / 1258 sq ft



 = Reduced headroom
below 1.5 m / 5'0

Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.