



## London E8 392 Mare Street

FREEHOLD AVAILABLE WITH VP

### Location

Santander on Mare Street enjoys a prime location in Hackney, situated near prominent retailers such as **M&S Foodhall, Tesco Express, Iceland, and Primark**, offering excellent visibility and strong footfall from the surrounding high street activity.

### Accommodation

The property is arranged over basement, ground, first and second floors with the following approximate net internal areas:

Ground Floor	1,114 sq ft	103.49 sq m
Basement	1,126 sq ft	104.59 sq m
First Floor	223 sq ft	20.71 sq m
Second Floor	530 sq ft	49.23 sq m
Total	2,993 sq ft	278.02 sq m

### Development Potential

The premises benefit from an existing self-contained access to the upper parts, which would be suitable for residential or office conversion, subject to planning.

### Guide Price

Price on Application.

### Tenure

The freehold interest of the property is available with Vacant Possession.

### Business Rates

Ratable value:	£44,000
UBR (25/26):	0.499p
Rates payable:	£21,956

Prospective tenants are advised to confirm any rating liability directly with Hackney Council.

### Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

### Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

### EPC

Available upon requests



Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 08/03/2021 (20556)  
Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London W1U 7GA.