

LOT 33

LONDON

74-76 KINGSLAND ROAD & 1-3 WINCHESTER PLACE, E2 8DL

- Freehold former bank premises
- Prominent 4 storey property
- Sought after London location
- Of interest to developers/investors
- Asset management and development opportunity
- Current rent £12,260 per annum - part vacant

DESCRIPTION

The property comprises an attractive four storey building of traditional construction that is arranged as a former banking hall, offices and residential totalling about 7,277 sq ft (676.08 sq m). There is separate access to the upper floors via a side entrance on Winchester Place. The property is located in a busy retail area opposite the Dalston Kingsland Overground station, near Kingsland Shopping Centre and other major retail operators. The property may be suitable to a change of use or possible development, subject to obtaining any necessary consents. The storage premises at 1-3 Winchester Place also have their own entrance and provide further development potential (subject to consents)



LOCATION

- Summary:** The property is located on the east side of Kingsland Road at its junction with Winchester Place.
- Miles:** Hackney 2 miles, Shoreditch 1.5 miles, City of London 3 miles
- Roads:** Kingsland Road (A10), Hackney Road A1208, Old Street A5201
- Rail:** Dalston Kingsland Overground
- Nearby Occupiers:** Boots, Santander, Greggs, M&S Foodhall, Costa

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

See website

PLANNING

London Borough of Hackney (020 8356 8062) www.hackney.gov.uk

| ADDRESS | TENANT | FLOOR | USE | SQ M | SQ F | LEASE TERMS | RENT £ PA | RENT REVIEW |
|---|----------------------------|-------------------------|---------------------------------------|------------------|----------------|-----------------------------------|-----------|--------------|
| 74/76 Kingsland Road & 1-3 Winchester Place | | Basement Ground | Ancillary storage Former Banking Hall | 181.60 297.59 | 1,995 3,203 | Vacant Vacant | | |
| | | First Mezzanine (first) | Offices Offices | 105.16 13.23 | 1,132 142 | Vacant Vacant | | |
| | Reynolds & Archer (UK) Ltd | Second (part) | Offices Offices | 22.79 | 245 | Tenancy at Will | £3,600 | |
| | Individual | Second floor | Residential | 55.74 | 600 | Lease for 3 years from 23/10/1978 | £3,660 | Holding over |
| ATM | NatWest Bank | | | | | 5 years from completion | £5,000 | |
| TOTAL | | | | 676.08 | 7,277 | | £12,260 | |

The floor areas have been provided by the vendor.



Seller's Solicitor

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Joint Auctioneer

GVA

Upon the Instructions of

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