



**130 HOMERTON HIGH STREET, HACKNEY,  
LONDON, E8 6JA**

- **Prominent Retail / Trade unit**
- **Forecourt Parking**
- **Excellent prominence to the A102**

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



RUMSEY & PARTNERS 22 GROSVENOR SQUARE LONDON W1K 6DT  
T: 020 7499 6619 F: 020 7493 2454 E: info@rumseyandpartners.co.uk

## LOCATION

The subject property is prominently situated in Homerton High Street (A102) on the corner of Digby Road, virtually opposite the entrance to Homerton University Hospital via College Row. There are few retail opportunities in the immediate vicinity and this is a rare chance to gain representation in the area of considerable new residential development.

Homerton overland station is within 5 minutes walk and there are numerous bus routes along Homerton High Street.

## DESCRIPTION

The property comprises the ground floor of a distinctive period building above which are 18 private flats, in ownership of our clients. The available units are

**Unit 4** – 1,102 sq ft

**Unit 5** – 700 sq ft

My Client would like to offer the units together and can offer them as a vacant shell and fully glazed shop fronts can be created. They benefit from forecourt parking and loading and unrestricted parking on Digby Road.

## PLANNING

Unit 5 has historically been used for storage purposes and Unit 4 has previously been used for retail.

The new tenants of units 1 and 2 successfully achieved a planning change of use to D1 Nursery consent and we understand that a planning change of use on units 4 and 5 will be forthcoming.

## TENURE

The premises are offered on a new FR&I lease for a term to be agreed.

## SERVICE CHARGE

£1,660.50 pa for units 4 and 5.

## RATES

To be separately assessed.

## LEGAL COSTS

Each party to be responsible for their own legal and other costs in any transaction

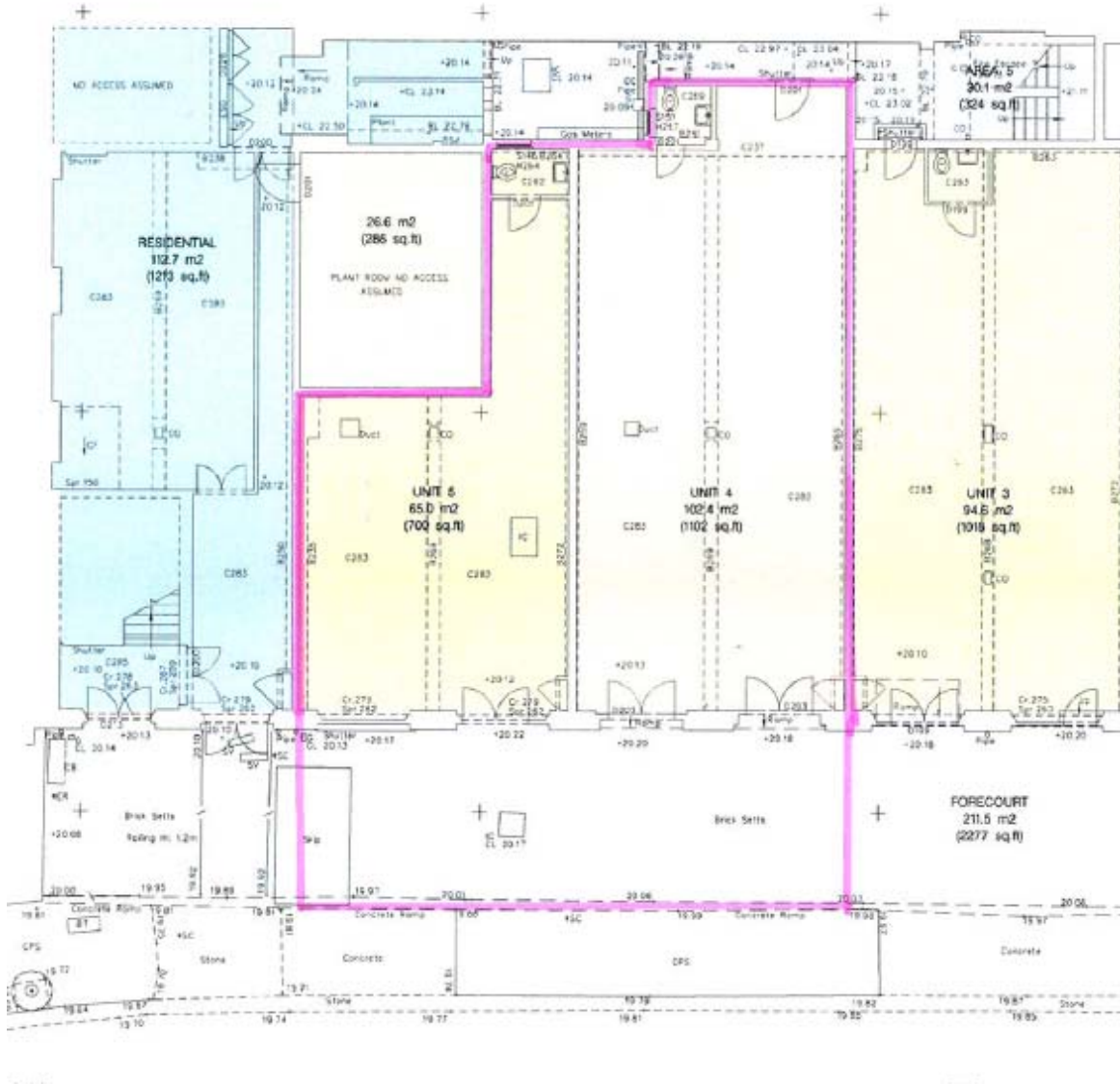
## FURTHER INFORMATION

Please contact:

**Nick Coupe**  
**Rumsey & Partners**  
020 7499 6619  
[nickc@rumseyandpartners.co.uk](mailto:nickc@rumseyandpartners.co.uk)

**Will Staniland**  
**Rumsey & Partners**  
020 7499 4343  
[nigel@rumseyandpartners.co.uk](mailto:nigel@rumseyandpartners.co.uk)

**FLOOR PLAN**



**Misrepresentation Act:**

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.

