



18 Bradbury Street

London, N16 8JN

Freehold Building fitted as a Dental Practice moments from Dalston Kingsland.

1,379 sq ft
(128.11 sq m)

- Four treatment rooms.
- Scope for redevelopment (STPP).
- Outstanding N16 location.
- Attractive Capital Value at £543 p/sq/ft.
- Full Vacant Possession.

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Summary

Available Size	1,379 sq ft
Price	Offers in the region of £750,000
Rateable Value	£13,500
EPC Rating	Upon enquiry

Description

An extremely well located freehold offering a unique opportunity for an owner-occupier to set-up a profitable business within this high footfall area with minimal fit-out costs. The entrance to the building opens out into a well-appointed reception desk with waiting area and the first set of treatment rooms beyond. There are a total of four treatment rooms with basins and a separate room previously used for X-Ray photography.

There is potential to explore a conversion of the property towards alternative uses subject to obtaining the necessary consents with outside space available on both the second floor & the roof. In addition to this, we understand that there is a pedestrian right of way to the rear of the property acting as a side entrance to this impressive Freehold opportunity.

Location

This building occupies an exceptional end of terrace position within a one-minute walk of Dalston Kingsland Station thus boasting outstanding transport links and a very high footfall within the immediate vicinity. The area has become increasingly popular in recent years given its proximity to Shoreditch, The City and Highbury & Islington with Bradbury Street being within a 10 minute walk of the ever-desirable Newington Green.

The property is extremely well connected being within moments of both Dalston Kingsland & Dalston Junction, each of which are well served by Overground facilities to all corners of London. In addition to this there are numerous bus routes leading directly through Kingsland Road towards Shoreditch, Liverpool Street & The City. The property enjoys PTAL ratings of 6a.

Terms

Guide Price: £750,000.

Rateable Value: £13,500.

EPC Rating: Upon Enquiry.

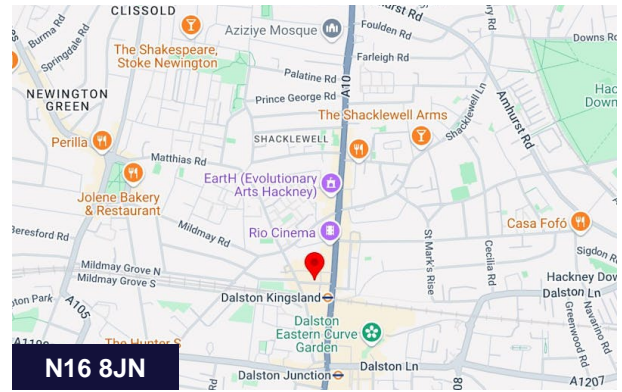
USE Class: Use Class E.

Local Authority: The London Borough of Hackney.

Possession: Vacant Possession on completion of legal formalities.

VAT Status: To be confirmed.

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



Viewing & Further Information



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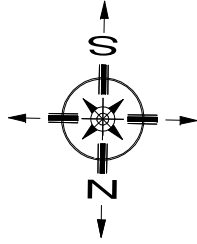
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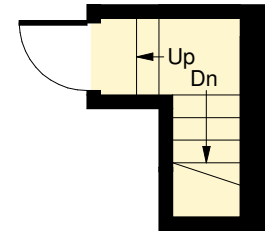
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Bradbury Street, N16

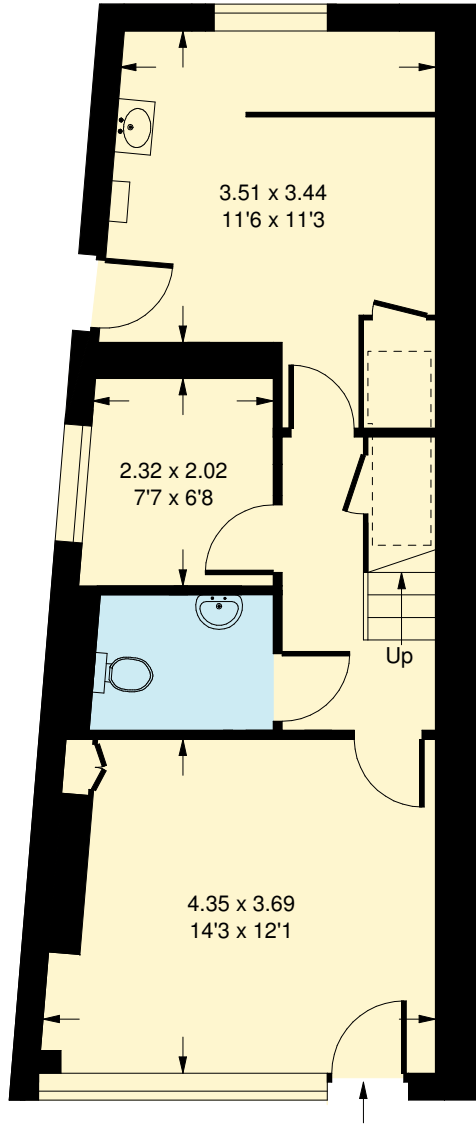
Approx. Gross Internal Area
128.1 sq m / 1379 sq ft



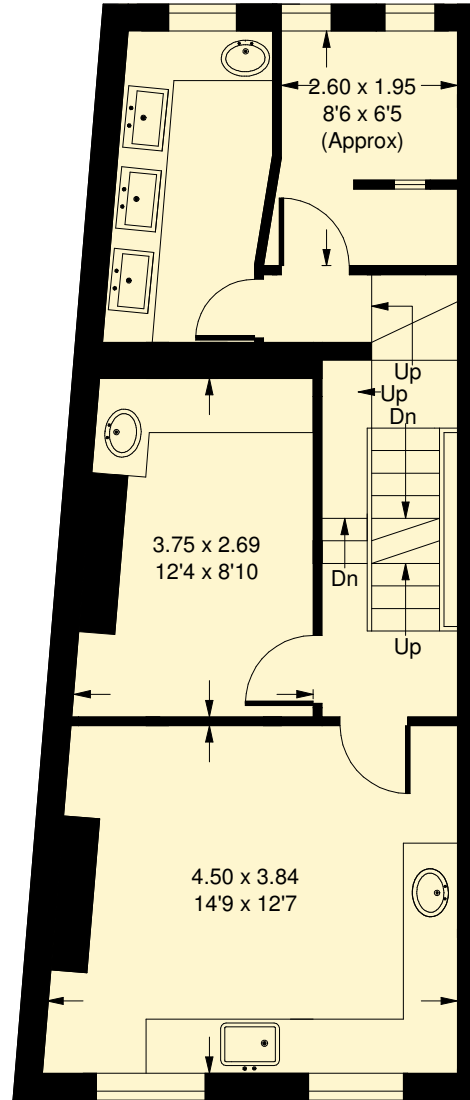
= Reduced headroom
below 1.5 m / 5'0"



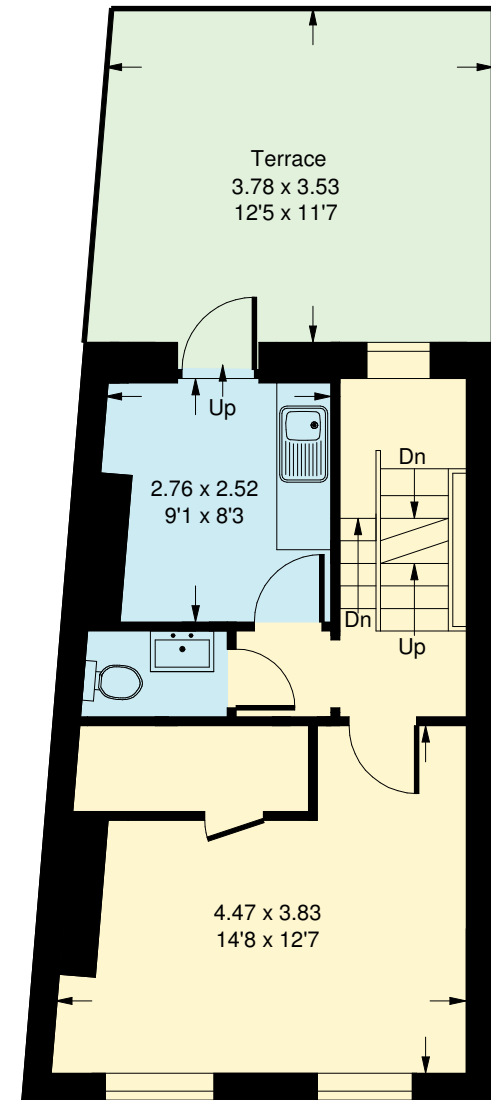
Third Floor



Ground Floor



First Floor



Second 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.