



**FOR SALE**

# 75 Ridley Road, E8

75 Ridley Road, London E8 2NP



Mixed use for sale, 6,211 sq ft, £1,300,000

To request a viewing call us on 0203 911 3666

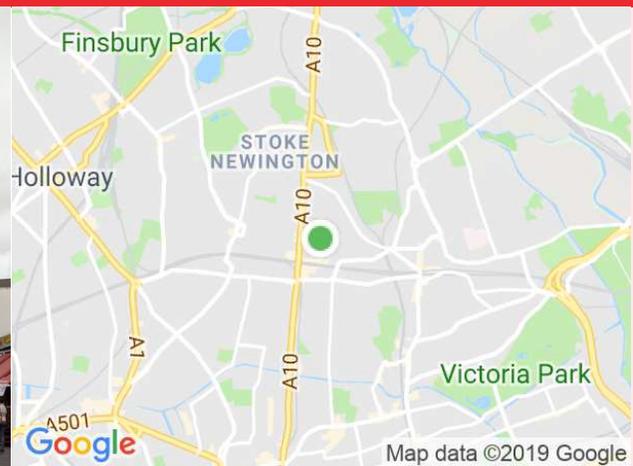
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## Dalston – Retail & Residential Development Opportunity

This is a thriving diverse Hackney location with an abundance of national & local retail and leisure activity in close proximity.

Dalston Kingsland & Dalston Junction stations are both within a few minutes walk (part of the plans for the proposed Crossrail) - the City is within easy reach by bus routes on Kingsland Road (A10). Nearby popular & successful residential developments include 57 East, Dalston Square, Dalston East.

### Highlights

- End of terrace development opportunity in a prime commercial & residential regeneration East London location
- Planning permission has been granted on 18/1/18 for demolition of existing building on site and rebuilding into ground floor commercial (50 sqm) plus five flats above, 411 sqm (2 x 3 bed + 3 x 1 bed, nil affordable housing).
- Proposed areas: Commercial 50 sq m, Residential 411 sq m, Shared 116 sq m, Total area 577 sq m
- Construction access to the site will have conditions due to the market activity in front of the site. We have been advised access will need to be agreed with the Markets and Regeneration team at Hackney Council
- The flats will overlook a new market square (see Dalston Area Action Plan <http://www.hackney.gov.uk/Assets/Documents/Dalston-AAP-feb2013.pdf>) Figure 17 on page 91
- Flats on 1st to 5th floor have views to the city and Olympic Park
- 2nd to 4th floor have 3 sided window views, south, east and west
- High footfall location for the retail unit – potentially attractive to national and local retailers upon completion.

### Property details

Price	£1,300,000
Building type	Mixed use
Size	6,211 Sq ft

Unit	Size sq ft
Commercial	538
Residential	4,424
Shared	1,249
<b>Total</b>	<b>6,211</b>

### More information

[Visit microsite](#)

<https://realla.co/m/36265-75-ridley-road-e8-75-ridley-road>

### Contact us

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