

# POTENTIAL D2 OPPORTUNITY

519-523 CAMBRIDGE HEATH  
ROAD, LONDON, E2 9BU



# CFC

Bringing value to evolving and dynamic communities

- Close proximity to Mare Street and Hackney Road
- Brand new development
- Potential for D2 use subject to planning

## Location

The property is prominently located on the busy Cambridge Heath Road. In recent years Cambridge Heath Road has benefited from an increase in popularity from exciting independent retail and restaurant operators with notable names including the following:

- The Hive Cafe
- Bistrotheque
- Corner Room
- Mother Kelly's
- Redchurch Brewery
- Ombra
- Mare Street Market

Victoria Park, Columbia Flower Market and the V&A Museum of Childhood are all located nearby.

The property forms part of a new mixed-use development comprising 9 luxury apartments and one commercial unit.

## Travel

The unit benefits from good transport links:

- Cambridge Heath Road Station – 2 mins walk
- Bethnal Green Underground Station – 10 mins walk
- London Fields Station – 11 mins walk
- Several major bus routes

## Tenure

The premises is available to let by way of a new effectively full repairing and insuring lease.

## Quoting Rental

£57,260 per annum exclusive.

Alphabeta Building  
2 Worship Street  
Shoreditch  
London EC2A 2AH

## Accommodation

The property consists of a commercial unit arranged on ground floor only comprising of the following approximate dimensions (GIA):

	Sqm	Sq Ft
Ground Floor	151 sqm	1,636 sq ft

## Timing

November 2019.

## Planning

The property currently has D1 consent however D2 use considered subject to planning.

## Rates

All interested parties are advised to make their own enquiries with local authority.

## Energy Performance Certificate

An EPC will be available upon request.

## Costs

Each party is to bear its own legal and all professional costs incurred in the transaction.

## Contact Details



Harriet Gidney

020 3216 3916

harriet@cfcommercial.co.uk



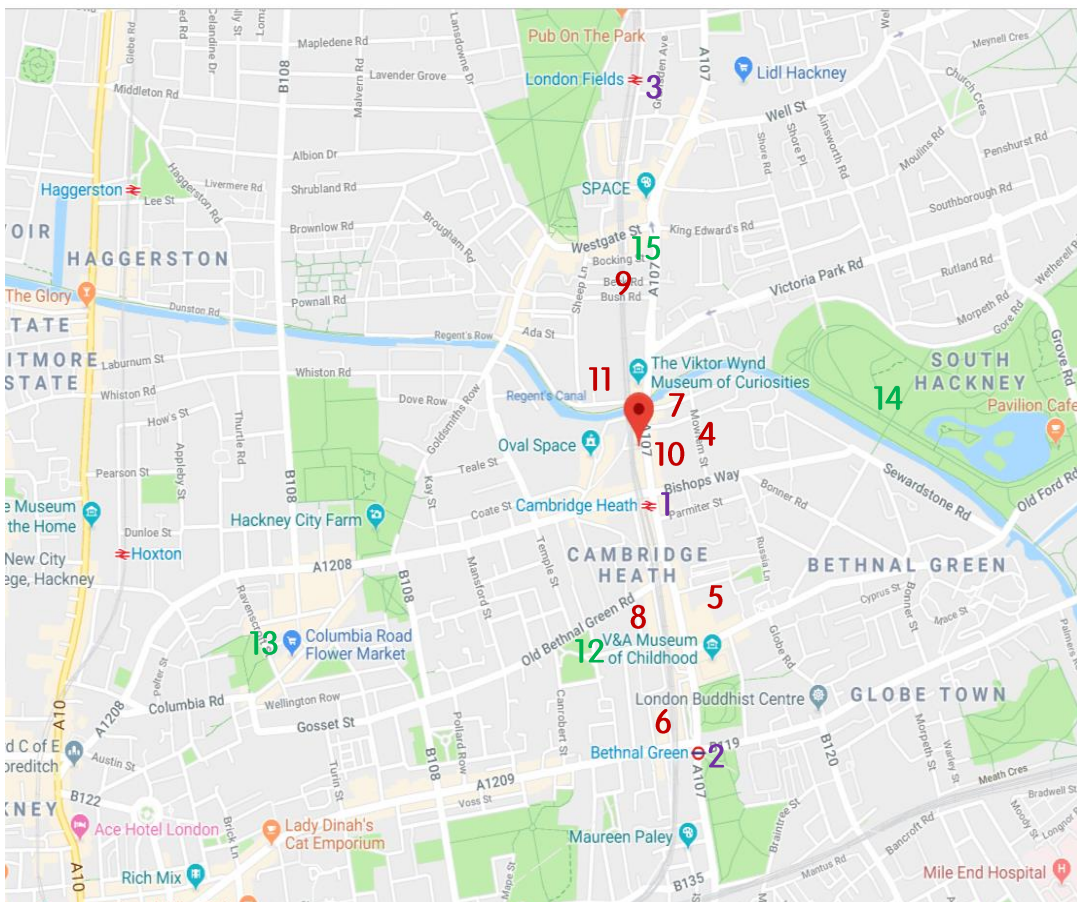
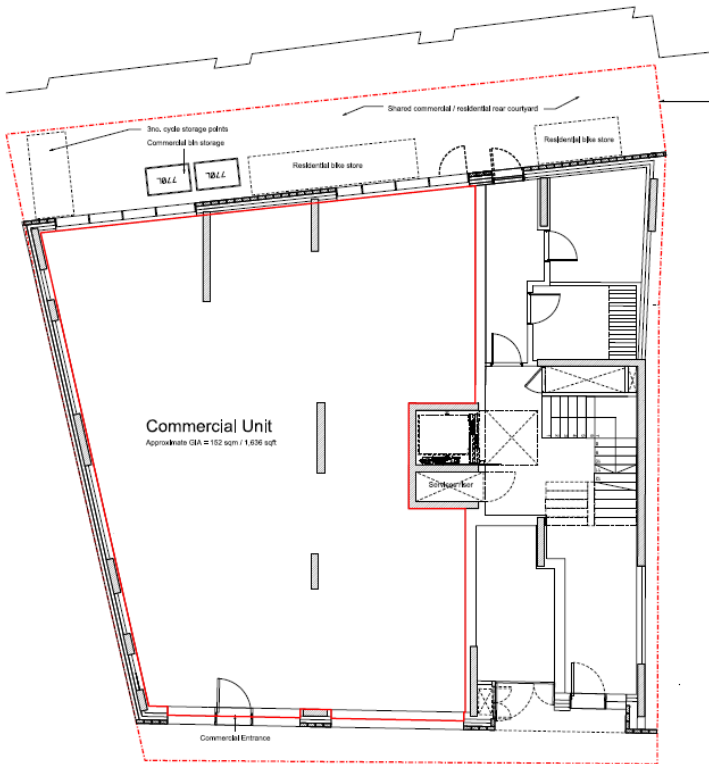
Craig Fisher

020 3216 3911

craig@cfcommercial.co.uk

Phone: 020 3216 3916  
Website: [cfcommercial.co.uk](http://cfcommercial.co.uk)  
Twitter: @CFCommercial  
Instagram: @CFCommercial

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## Local Places of Interest

### Transport:

- 1) Cambridge Heath Road Station
- 2) Bethnal Green Station
- 3) London Fields

### Restaurants & Bars:

- 4) The Hive Cafe
- 5) Corner Room
- 6) Mother Kelly's
- 7) Ombrá
- 8) Redchurch Brewery
- 9) Diddy's
- 10) Bistrottheque
- 11) Hackney Bureau

### Other Points of Interest

- 12) V&A Museum of Childhood
- 13) Columbia Road Flower Market
- 14) Victoria Park
- 15) Mare Street Market

Misrepresentation Act: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract. Neither the vendor, lessor nor any person in the employment of CF Commercial has any authority to make or give any representation or warrant whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or other means as to the correctness of these particulars. April 2019.

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Phone: 020 3216 3916  
Website: [cfcommercial.co.uk](http://cfcommercial.co.uk)  
Twitter: @CFCommercial  
Instagram: @CFCommercial