

69-71 Stoke Newington Road

LONDON N16 8AD



CONSENTED HOTEL DEVELOPMENT OPPORTUNITY

*CGI for illustrative purposes only

EXECUTIVE SUMMARY

Opportunity to acquire a *vacant hotel with planning* to develop a 31 bedroom hotel.

- Located on Stoke Newington Road, 0.4 miles from *Dalston Kingsland Station* (Overground).
- Existing GIA measures *6,745 sq ft*.
- Total proposed GIA measures *7,757 sq ft* over lower ground, ground, and three upper floors.
- *Planning Permission granted* for the construction of a mansard roof extension and refurbishment of existing hotel (Use Class C1) comprising elevational alterations including the removal and installation of new windows, increase roof height of existing rear outrigger, new shopfront and associated works (Hackney Council REF: 2025/0918).
- We have forecasted the *Gross Operating Income* to be in the region of *£715,000 per annum*.
- The property has been *fully stripped out* and ready for refurbishment.
- *Freehold* for sale with *Vacant Possession*.

PROPOSAL

Guide Price *£3,250,000* subject to contract

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CONNECTIVITY

The property is ideally located in the heart of *Dalston* on vibrant Stoke Newington Road, just *0.4 miles* from *Dalston Kingsland Overground Station*.

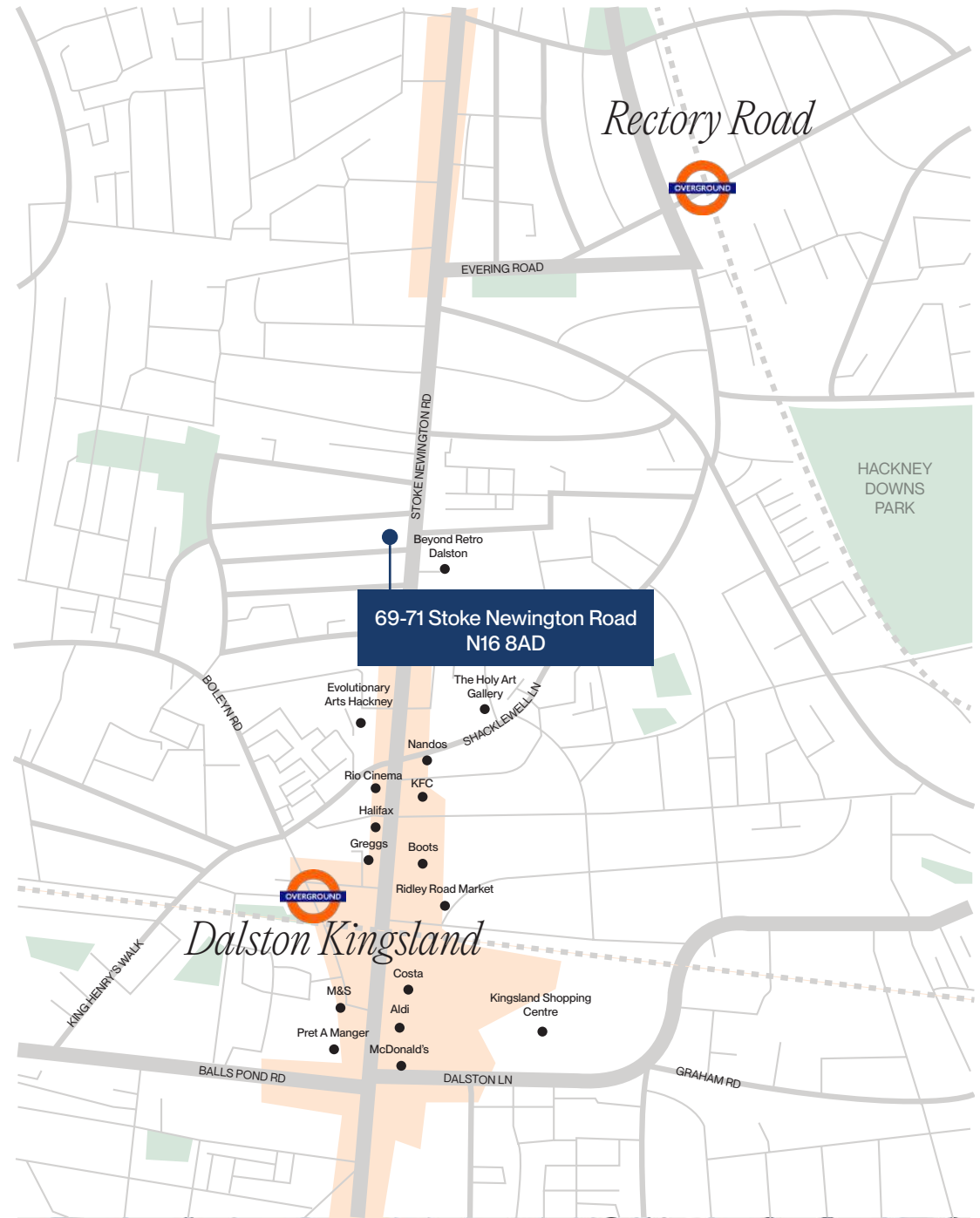
The property lies approximately *1.1 miles south of Stoke Newington* and *2.6 miles north of Liverpool Street Station*. Local occupiers include a mix of well-known household names and independent cafés, takeaways, and eateries, alongside numerous gastro pubs, *Kingsland Shopping Centre*, Ridley Road Market, and other amenities. In recent years, Hackney Council has invested significantly in the *regeneration of Dalston*, focusing on revitalising historic buildings, prioritising community spaces, supporting local businesses, and celebrating the area's rich musical heritage.



Rail

Journey times from Dalston Kingsland Overground Station:

KING'S CROSS	VICTORIA, WINDRUSH LINE	17 MINS
BOND STREET	VICTORIA, MILDMAY LINE	22 MINS
COVENT GARDEN	PICCADILLY, MILDMAY LINE	26 MINS
LEICESTER SQUARE	NORTHERN, VICTORIA, MILDMAY LINES	28 MINS
WESTMINSTER	DISTRICT, WINDRUSH LINES	28 MINS

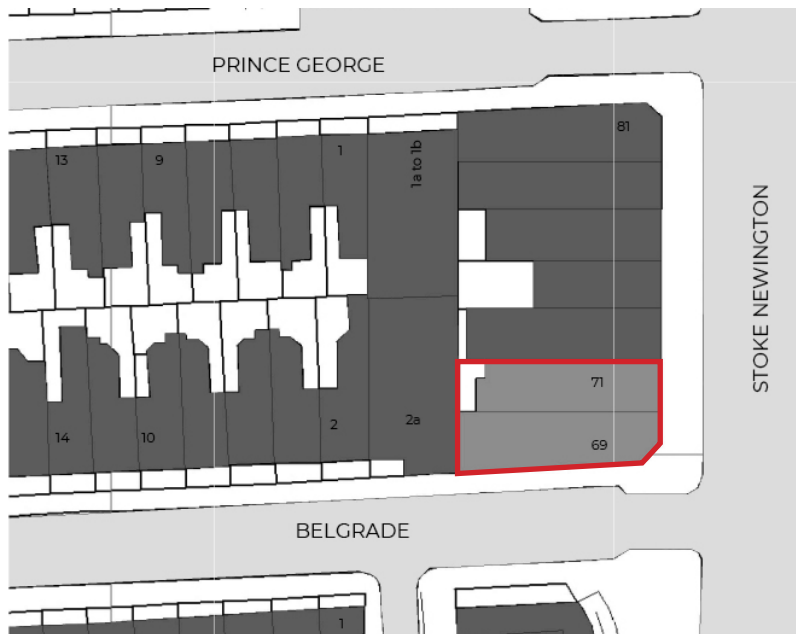


PLANNING

The property benefits from *planning permission granted* by the London Borough of Hackney for the *extension and refurbishment* of the existing hotel (Use Class C1).

The consent includes a *mansard roof extension*, enhancement of the building's elevations through *new windows and shopfront treatment*, an increase in the height of the rear outrigger roof, and associated works, presenting an opportunity to deliver an *improved and upgraded hospitality offering* in this established Stoke Newington location.

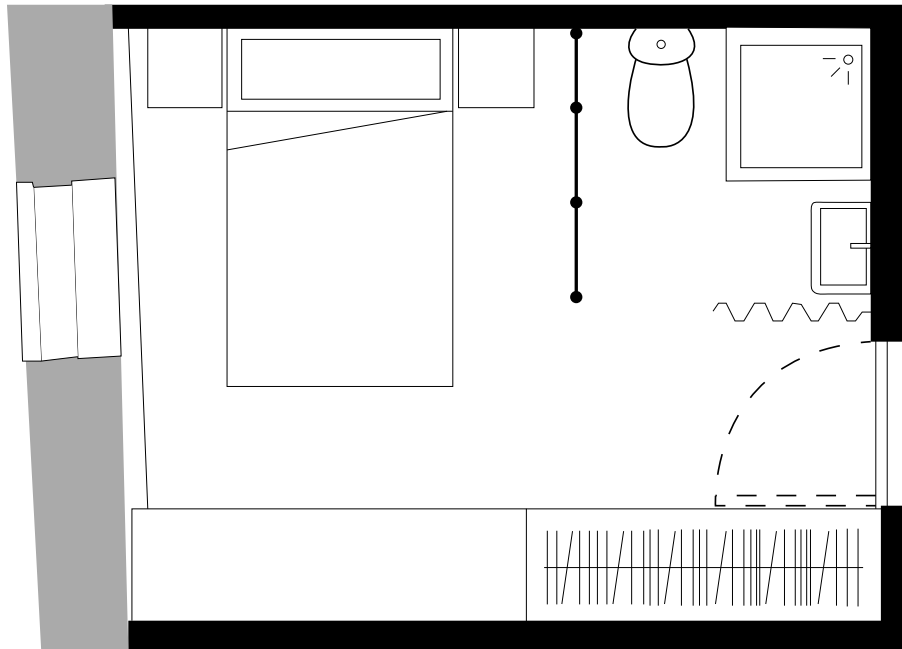
Planning Ref: 2025/0918.



PROPOSED ACCOMMODATION SCHEDULE

The hotel will feature *31 en-suite bedrooms* across five floors with a *lift* located at the centre of the building.

Typical Floor Plan



TYPICAL BEDROOM 19 (SECOND FLOOR)
11 sq m (118 sq ft)

FLOOR	UNIT	TOTAL SQ FT	TOTAL SQ M
Lower Ground	Bedroom 1	129	12
Lower Ground	Bedroom 2	194	18
Lower Ground	Bedroom 3	118	11
Lower Ground	Bedroom 4	118	11
Lower Ground	Bedroom 5	129	12
Lower Ground	Bedroom 6	140	13
Ground	Bedroom 7	129	12
Ground	Bedroom 8	161	15
Ground	Bedroom 9	129	12
Ground	Bedroom 10	118	11
Ground	Bedroom 11	151	14
Ground	Bedroom 12	108	10
Ground	Bedroom 13	108	10
Ground	Bedroom 14	108	10
First Floor	Bedroom 15	161	15
First Floor	Bedroom 16	118	11
First Floor	Bedroom 17	118	11
First Floor	Bedroom 18	118	11
First Floor	Bedroom 19	118	11
First Floor	Bedroom 20	118	11
First Floor	Bedroom 21	129	12
Second Floor	Bedroom 22	172	16
Second Floor	Bedroom 23	129	12
Second Floor	Bedroom 24	118	11
Second Floor	Bedroom 25	118	11
Second Floor	Bedroom 26	129	12
Second Floor	Bedroom 27	129	12
Third Floor	Bedroom 28	140	13
Third Floor	Bedroom 29	97	9
Third Floor	Bedroom 30	118	11
Third Floor	Bedroom 31	97	9
TOTAL		3,972	369

TENURE

Freehold.

EPC

Energy Performance Certificates are available on request.

VAT

The property is *not elected for VAT.*

PROPOSAL

Guide Price *£3,250,000* (Three Million Two Hundred and Fifty Thousand Pounds) subject to contract.

CONTACT US

Further information including proposed floor plans are available in the *Dropbox Link by clicking here.*

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