



station, providing links to both overground and underground lines.

PROPERTY SUMMARY :

- Freehold
- Total NIA 383 sqm/ 4,100 sq ft
- Effective rent: £45k
- VAT applicable. Can be a TOGC



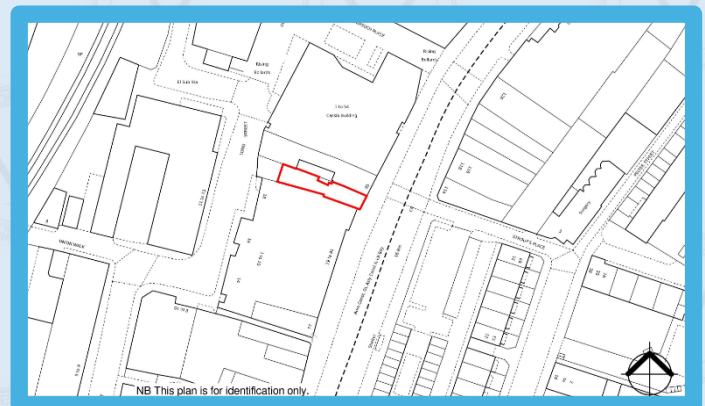
We are pleased to market this excellent commercial investment opportunity.

The property is a mixed-use freehold building comprising 3 flats on the uppers which are sold off on long leases, and a commercial unit at ground floor. The commercial unit is let until March 2035 at an effective rent of £45,000 with a rent review and mutual break clause in 2030.

Location:

The property sits on a vibrant cultural corridor bridging the creative heart of Shoreditch and the bustling energy of East London. This dynamic area is a perfect blend of independent coffee shops, eclectic vintage boutiques, and lush green spaces.

The property is located a short 5-minute walk from Hoxton station, and 10 minutes from Shoreditch High Street



Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

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