



FOR SALE

**13A Hooper Street,
London, E1 8BP**

1,412 sq ft

**RARE EDGE OF CITY
FREEHOLD - WITH
VACANT POSSESSION**



VIDEO TOUR

stirlingackroyd.com



PUMP HOUSE
MEWS. E1

NO PARKING
IN FRONT OF
THESE GATES

EAST CENTRAL LOCK & SAFE CO.
Security Locks. Safes. Keys TEL 265 0956

**Bento
BAB**

Take Away
고려갈 양귀미

**Pure
& Fresh**
Coffee Bar

STEAK BUN
BIBIM BABB
BIBITO
BIBIM BAB
RAMBO
K.F.J.C.L

BENTO BAR
KOREAN STYLE GRILLED FOOD

Description

The property is ideal for an owner occupier who is seeking a residential flat with a ground floor commercial space for their business. The mixed use asset could also appeal to commercial investors.

The end of terrace building offers 2 self contained parts - a split level flat and a ground floor commercial unit. Both units have their own entrances.

The residential flat has a ground floor entrance and hallway. The lower ground room could be converted to a bedroom/studio/additional lounge space. The first floor and second floors offer bright and attractive accommodation with a lounge, kitchen, double bedroom and bathroom/wc. The flat benefits from gas and electricity supply and is classified a Council Tax band C.

Floor Areas for the 1/2 bedroom flat : Hallway 105 sq ft, Lower Ground room 325 sq ft, First Floor 351 sq ft, Second Floor 331 sq ft - Total 1112 sq ft

Commercial Unit - The commercial unit has been used as a locksmith for a number of years and would be suited to a variety of retail/office uses. Ground floor commercial space totals 300 sq ft. The unit has electricity supply.

The total floor area for the residential and commercial areas is 1412 sq ft.

Location

Hooper Street is located just off Leaman Street and is within walking distance of Tower Hill, Aldgate East and Fenchurch Street stations.

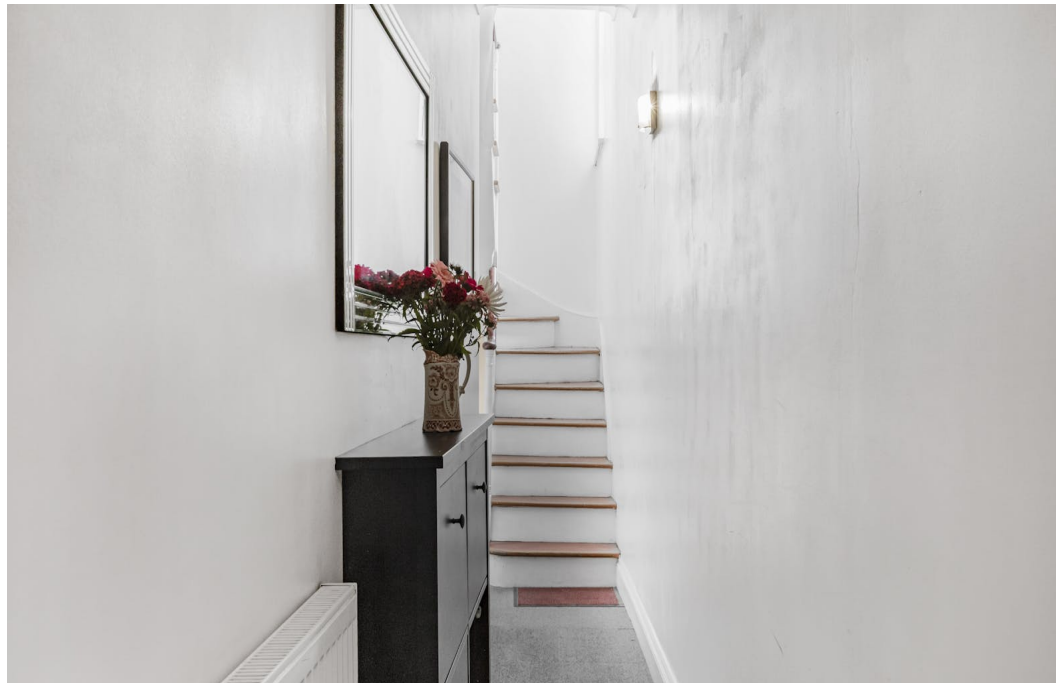
This is a rare opportunity to secure a mixed use freehold in a desirable eastern edge of City location.

The building is located within the London Borough of Tower Hamlets

Key points

- Mixed Use Freehold - Commercial Unit plus 1/2 bedroom flat
- Close to the City
- Sale Price - £975,000
- Ideal opportunity for owner occupiers and commercial investors





Rents, Rates & Charges

Price	£975,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	On application

Viewing & Further Information



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