

D1 (NON RESIDENTIAL INSTITUTIONS) FOR SALE

69-71 Great Eastern Street, EC2A 3HU
6,266 sq ft

Prominent Shoreditch Freehold opportunity to be sold with vacant possession



Ellis Brown
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Description

A rarely available corner freehold property in the heart of Shoreditch which is situated over lower ground, ground and five upper floors, each floor being flooded with natural light and stunning views over the City of London skyline. Currently occupied by a business college, the building will be sold with vacant possession and the vendor is in the process of applying for a change of use to Class E commercial. The building comprises open plan floors with original sash windows to both sides, a small passenger lift and incredible ceiling height throughout. There is potential to create a retail/restaurant on the ground floor which would benefit from the excellent return frontage.

Location

The building is located on the corner of Great Eastern Street and Willow Street in the heart of Shoreditch within easy walking distance to Old Street station (Northern line), Shoreditch High Street station (London overground) and Liverpool (providing further access to Northern, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail services). Nestled alongside the Nobu Hotel, Haart of Shoreditch and Hoxton Hotel, along with other key Shoreditch leisure operators such as Gloria's and Pachamamma the property is in a prime location to benefit from the excellent footfall.

Accommodation

| Name | sq ft | sq m | Tenure | Price |
|--------------|--------------|---------------|----------|-------|
| Lower Ground | 1,263 | 117.34 | For sale | - |
| Ground | 756 | 70.23 | For sale | - |
| 1st | 998 | 92.72 | For sale | - |
| 2nd | 845 | 78.50 | For sale | - |
| 3rd | 885 | 82.22 | For sale | - |
| 4th | 883 | 82.03 | For sale | - |
| 5th | 636 | 59.09 | For sale | - |
| Total | 6,266 | 582.13 | | |

Features

Prime corner building
Future refurbishment opportunity
Possible change of use of Ground and Lower Ground to retail / restaurant STPP

EPC

On application

Terms

On application

Contact

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VAT

Not applicable

Joint Agents

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