



## LEMAN STREET, LONDON, E1

£880,000

\* FREEHOLD OPPORTUNITY \* Goldman Greg are delighted to offer an investment opportunity to purchase this Victorian three storey commercial premises and split level apartment including the FREEHOLD located on Leman Street, E1.

The ground floor and basement retail unit is currently operated as a restaurant and takeaway trading as 'Bon Appetit Lebanese' offering 932 sq ft of trading space and storage facilities. The lease has another 2 years remaining and is current achieving £25,000 p/a.

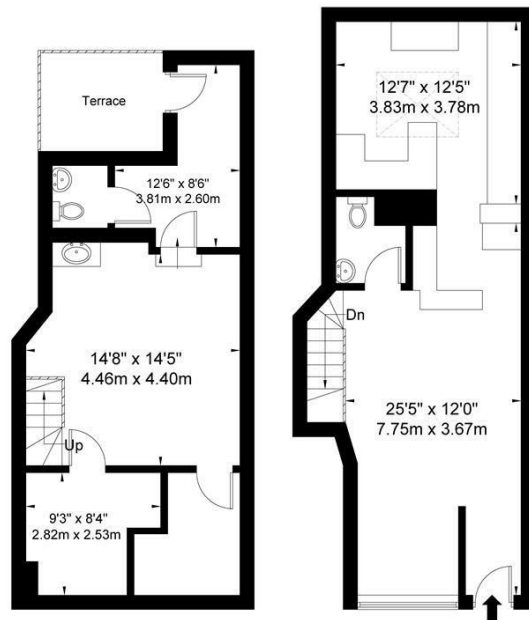
The first and second floor offer a split level two double bedroom apartment which was fully refurbished throughout two years ago and offers 793 sq ft of living space. The apartment also benefits from having direct access from Leman Street, two toilets, a separate living room and fully fitted kitchen. The apartment is currently rented on a fixed term AST and is achieving £25,200 p/a.



Goldman Greg

# Leman Street E1 8EY

Approx Gross Internal Area = 86.6 sq m / 932 sq ft



Lower Ground Floor

Ground Floor

Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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