



## 4 Chatsworth Road

London, E5 0LP

**Mixed Use Freehold  
Investment For Sale In  
Clapton Producing £92,600  
Per Annum.**

**2,483 sq ft**  
(230.68 sq m)

- Mixed Use Building
- Freehold Available
- Investment Sale
- Fully Let to 3 Tenants
- Producing £92,600 Per Annum
- £1,725,000 Asking Price

# 4 Chatsworth Road, London, E5 0LP

## Summary

<b>Available Size</b>	2,483 sq ft
<b>Price</b>	£1,725,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

A mixed use freehold investment for sale in the heart of Clapton, on the popular Chatsworth Road. The property is comprised of a ground floor (Class E) commercial space, a one double bedroom apartment on the 1st floor with it's own roof terrace, and a two double bedroom duplex on the 2nd and 3rd floors.

The flats have recently undergone an extensive refurbishment which are finished to an impeccable standard throughout. The tenant of the commercial space, Hidden Planet Studio, will be conducting their own fit out which will be used for retail purposes selling plants, illustrations, books, and stationery. The property is fully let to 3 separate tenants and provides an annual income of £92,600 per annum.

## Location

Chatsworth Road is a thriving street in an area which has seen significant regeneration over the last decade. It is home to numerous new artisan and independent shops which complement the traditional traders, several bars and restaurants and a popular Sunday market. The unit is toward the southern end of the street, close to Homerton hospital and less than half a mile from Homerton Overground station.

## Accommodation

The accommodation comprises of the following

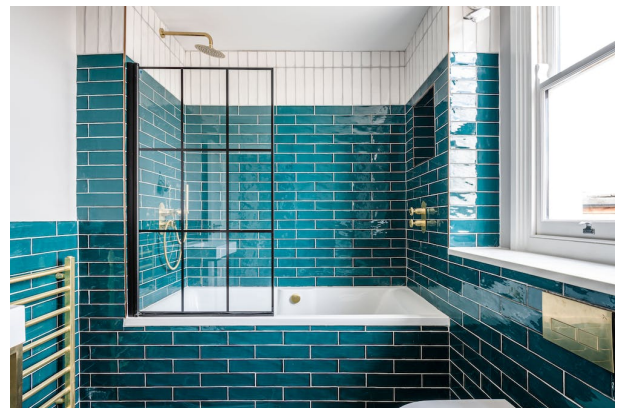
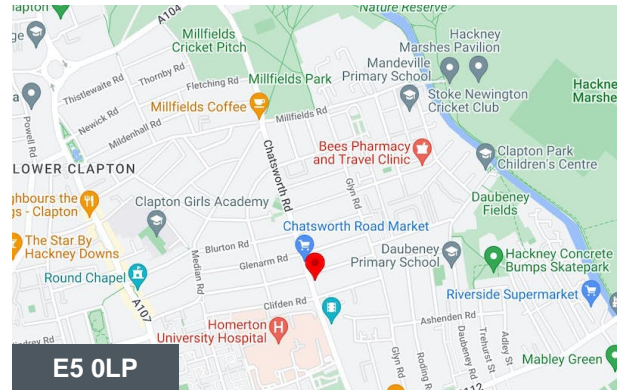
Name	sq ft	sq m	Availability
Unit - Ground Floor Commercial	1,000	92.90	Let
Unit - 1st Floor 1 Bed Flat	617	57.32	Let
Unit - 2nd & 3rd Floor 2 Bed Flat	866	80.45	Let
<b>Total</b>	<b>2,483</b>	<b>230.67</b>	

## Terms

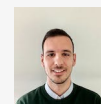
The freehold is available to purchase on an unconditional basis, subject to an asking price of £1,725,000. All other terms and conditions by negotiation.

## Tenancy Schedule

The commercial unit is let to, Hidden Planet Studio Ltd, on a 10 year lease outside the Landlord & Tenant Act 1954, which commenced September 2022 at a rent of £35,000 per annum. A mutual break clause and rent review are agreed on the 5th year. Both flats are let on 12 months AST's starting November 2022. The rent for the 1 bed apartment is £25,800 pa, and £31,800 pa for the 2 bed apartment.

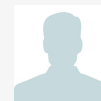


## Viewing & Further Information



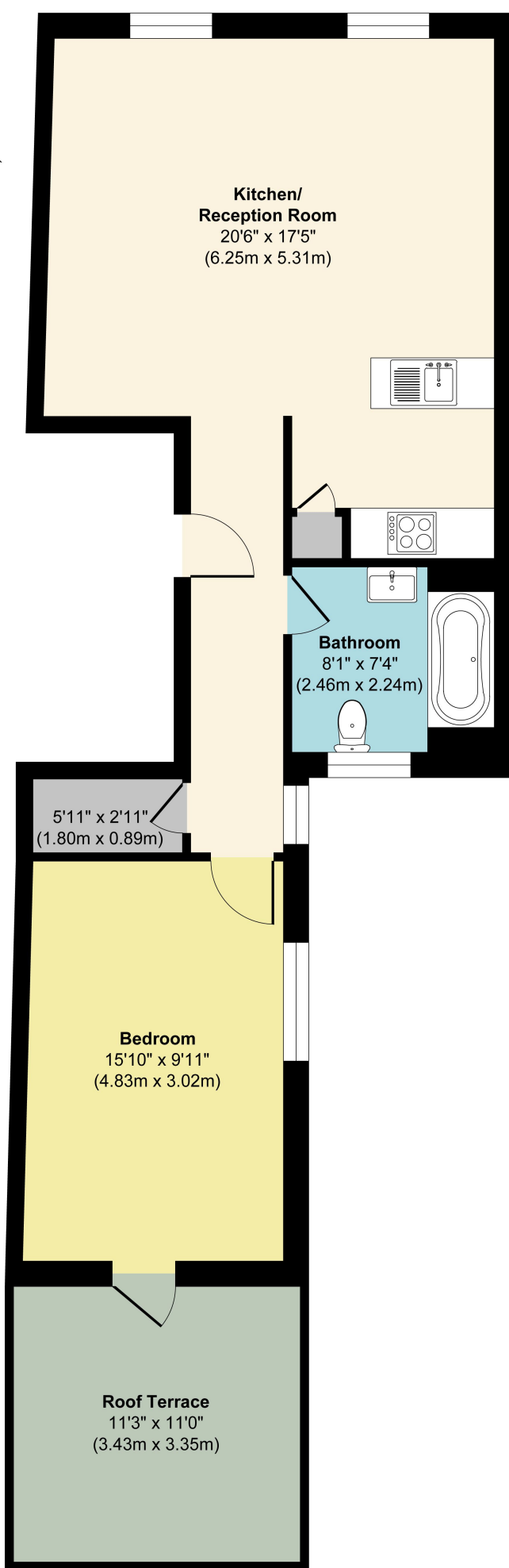
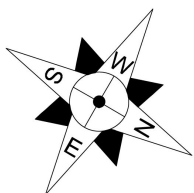
### George Sarantis

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### Andrew Browne

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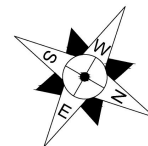


**First Floor**  
**Approximate Floor Area**  
**617 sq. ft**  
**(57.32 sq. m)**

**Approx. Gross Internal Floor Area 617 sq. ft / 57.32 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property



**Kitchen/  
Reception Room**  
20'4" x 17'5"  
(6.20m x 5.31m)

**Bathroom**  
10'7" x 7'7"  
(3.23m x 2.31m)

**First Floor**  
**Approximate Floor Area**  
**457 sq. ft**  
**(42.45 sq. m)**

**Bedroom**  
16'10" x 12'11"  
(5.13m x 3.94m)

**Bedroom**  
10'5" x 8'10"  
(3.18m x 2.69m)

**Second Floor**  
**Approximate Floor Area**  
**409 sq. ft**  
**(37.99 sq. m)**

**En-suite**  
10'3" x 3'1"  
(3.12m x 0.94m)

**Approx. Gross Internal Floor Area 866 sq. ft / 80.44 sq. m**

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