



## Brick Lane, Shoreditch, E1

Asking Price £2,900,000

- Freehold Building
- Commercial Unit Plus 3 x Residential Units
- On Busy Stretch Of Brick Lane
- To Be Purchased With Tenants In Situ

# Brick Lane, Shoreditch, E1

Freehold building comprising of a split level commercial unit, 2 bedroom apartment and 2 x 1 bedroom apartments.



Council Tax Band:



Located on possibly the most famous road in East London is this rare freehold building comprising of a split level commercial unit and 3 residential apartments.

Available for investors looking to purchase with tenants in situ for all units the buildings comprises of a split level commercial unit currently on a long lease inside the 1954 act with a rental income of £30,000 with rent reviews every 5 years.

The 1st floor features a stylish 1 bedroom apartment with a open plan kitchen to reception, good size bedroom to the rear of the building, modern bathroom and access to a private terrace.

The 2nd floor has a 2 double bedroom apartment with open plan living space and family bathroom.

The top floor features a modern 1 bedroom apartment with access to loft.

Located in the heart of vibrant East London, with some of the capitals best galleries, restaurants, cafes and shops both on the road and in the wider locality. In addition to this the Columbia Road Flower Market, Brick Lane, Spitalfields, Hoxton Square and Broadway Market are all close by as are the green spaces of Haggerston Park, London Fields and Victoria Park.

The property is a short walk from Old Street, Liverpool Street, Hoxton and Shoreditch High Street Stations, as well as a large number of bus routes.

Please contact us for further information on current rental incomes and commercial lease details.

# Brick Lane, E1

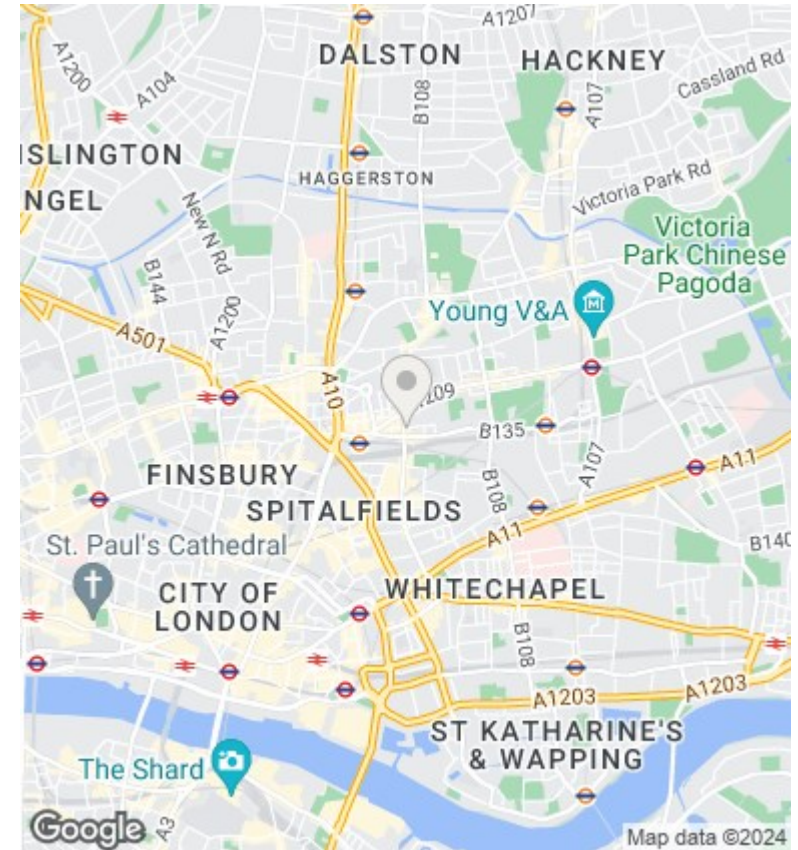
Approx. Gross Internal Area 2103 Sq Ft - 195.37 Sq M  
 Approx. Gross Terrace Area 172 Sq Ft - 15.98 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 28/11/2023



## Directions

## Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

## Council Tax Band

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>	73	79
(55-68) <b>D</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	