



£2,600,000
Brick Lane
London, E1 6QL

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.

The building currently generating in the region of £110,000 per annum.

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

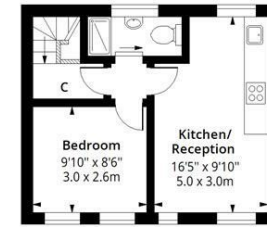


Basement Floor
Floor Area 371 Sq Ft - 34.47 Sq M

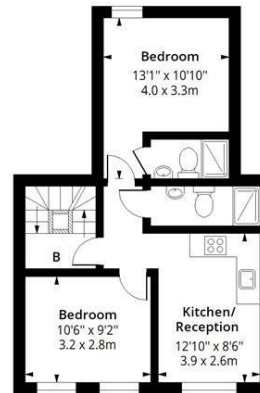
Ground Floor
Floor Area 510 Sq Ft - 47.38 Sq M



First Floor
Floor Area 428 Sq Ft - 39.76 Sq M



Third Floor
Floor Area 323 Sq Ft - 30.01 Sq M



Second Floor
Floor Area 471 Sq Ft - 43.76 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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



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.

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