



52

MINTERN STREET, LONDON, N1 5EG

RESIDENTIAL INVESTMENT OPPORTUNITY



EXECUTIVE SUMMARY

- ◊ A rare opportunity to acquire an income producing residential investment located between Shoreditch and Hoxton.
- ◊ The property is ideally located 0.6 miles from Old Street Station (Northern Line) and 0.7 miles from Hoxton Station (Overground).
- ◊ Comprises 9 self-contained flats arranged over first, second, third and fourth floors:
 - ◆ 2 x studios
 - ◆ 1 x 1 bed
 - ◆ 3 x 2 beds
 - ◆ 2 x 3 beds
 - ◆ 1 x 4 bed
- ◊ Measuring 6,183 sq ft NIA.
- ◊ The property is fully let producing a current passing rent of £353,700 pa.
- ◊ Freehold.
- ◊ The ground floor commercial element is available via separate negotiation.

We are instructed to seek Offers In Excess Of £4,600,000 (Four Million Six Hundred Thousand Pounds), subject to contract. A purchase at this level reflects a Gross Yield of 7.69%.





SHOREDITCH HIGH STREET



LIVERPOOL STREET



OLD STREET

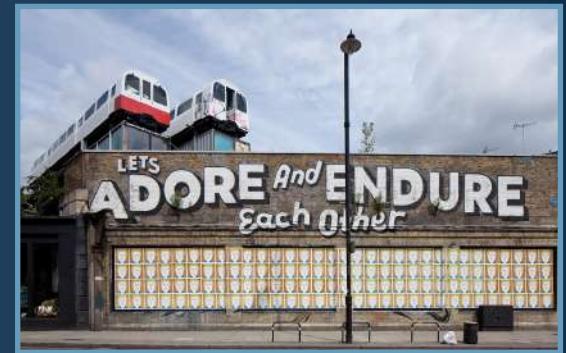


LOCATION

The subject property is situated nearby Shoreditch, one of London's most vibrant and dynamic neighborhoods. This energetic area is a haven for rooftop bars, eclectic restaurants, pulsating clubs, stunning street art, bustling food markets, and some of the city's finest pop-up dining experiences. It also boasts a unique mix of boutique retailers you won't find anywhere else in London.

Known for its edgy vibe, the area has become a magnet for designers, artists, and innovative startups. Iconic destinations like Boxpark, Spitalfields Market, Brick Lane, Shoreditch House, and the legendary Beigel Bake add to its irresistible charm.

Bordering the City, London's financial hub, and located just steps from Liverpool Street Station, the area is alive with constant activity, attracting a diverse crowd day and night. This is truly a neighborhood that never sleeps.



CONNECTIVITY

52 Mintern Street boasts exceptional connectivity, with excellent transport links just a short walk away. The property is conveniently located 0.5 miles (approximately a 12-minute walk) from Old Street Station, offering access to the Northern Line and National Rail services. Hoxton Station is 0.7 miles away, while Shoreditch High Street Overground Station is just 1 mile from the property. Additionally, Liverpool Street and Moorgate Stations are also easily accessible, ensuring seamless travel across London.



JOURNEY TIMES FROM
OLD STREET STATION:



ANGEL

1 MIN

KING'S CROSS

3 MINS

EUSTON

8 MINS

LONDON BRIDGE

8 MINS

OXFORD CIRCUS

15 MINS

CITY AIRPORT

33 MINS



TENANCY & ACCOMMODATION SCHEDULE

UNIT	DESCRIPTION	AREA (SQ M)	AREA (SQ FT)	RENT PCM	RENT PA
FLAT 1	2 BED	67	721	£3,250	£39,000
FLAT 2	2 BED	62	667	£3,250	£39,000
FLAT 3	1 BED	45	484	£2,500	£30,000
FLAT 4	4 BED	109	1173	£4,600	£55,200
FLAT 5	STUDIO	32.3	348	£1,950	£23,400
FLAT 6	3 BED	80	861	£4,500	£54,000
FLAT 7	2 BED	59.6	642	£3,000	£36,000
FLAT 8	3 BED	83.5	899	£4,600	£55,200
FLAT 9	STUDIO	36	388	£1,825	£21,900
TOTAL		574.4	6183	£29,475	£353,700







TENURE

Freehold.

VAT

The property is not elected for VAT.

FURTHER INFORMATION

Further information available on request.

PROPOSAL

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DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. January 2025.

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