



# New Road, London

Offers In Excess Of £2,500,000

**Havilands**

the advantage of experience

11 New Road, London, E1

Approximate Gross Internal Area = 3068 sq ft / 285.0 sq m



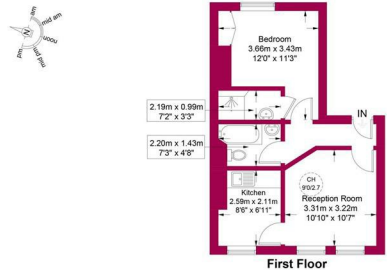
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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



- Unique Development Opportunity
- Mixed Use, Commercial, Ground Floor Unit (Currently Empty) and Eight Room Self Contained One Bedroom Flats (Tenants In-Situ)
- Two Basements with Scope for Development and Rear Elevation (STPP)
- Being Sold with Freehold
- Close to Whitechapel Station and Aldgate East Station
- Moments from Queen Mary University of London, Whitechapel Campus and Royal London Hospital
- Convenient for Access to Liverpool Street, Moorgate and Canary Wharf

New Road, E1 Approximate Gross Internal Area = 392 sq ft / 36.4 sq m

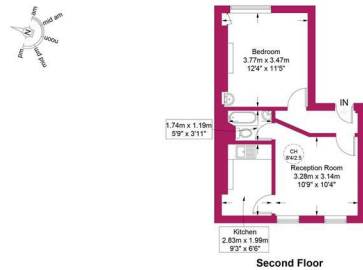


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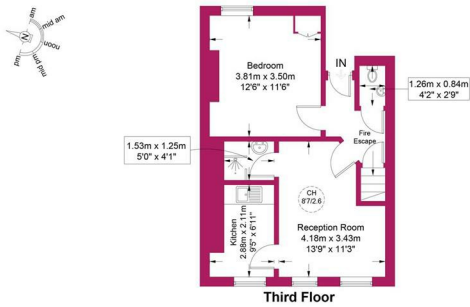


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For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

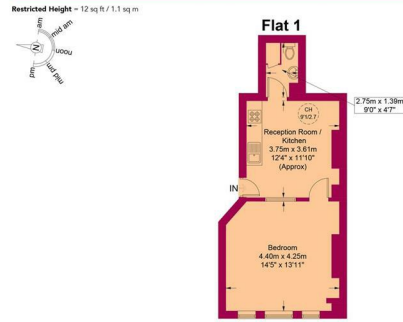
**New Road, E1** **Approximate Gross Internal Area = 437 sq ft / 40.6 sq m**



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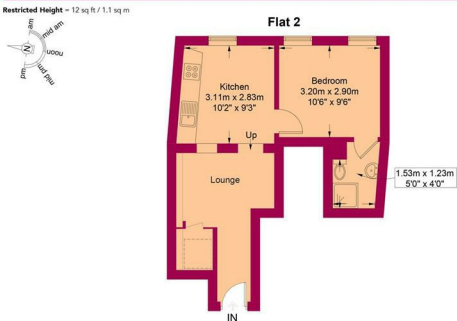
**New Road, E1** **Approximate Gross Internal Area = 380 sq ft / 35.3 sq m**



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**New Road, E1** **Approximate Gross Internal Area = 368 sq ft / 34.2 sq m**



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**New Road, E1** **Approximate Gross Internal Area = 438 sq ft / 40.7 sq m**



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Havilands are delighted to present a RARE FREEHOLD MIXED-USE DEVELOPMENT OPPORTUNITY on New Road, E1.

This substantial property comprises: Ground floor commercial unit (currently vacant, offering strong rental potential). Eight self-contained one-bedroom flats arranged across four floors (all sold with tenants in situ, offering immediate income). Basement area with scope for development. Significant potential for further expansion to the rear elevation (subject to planning permission).

A detailed floorplan is available, including layouts of the commercial unit and an example one-bedroom flat.

**Rental & Income Overview**

Commercial Unit: Currently vacant, with rental potential of £20,000 - £25,000 per annum.

Two Basements: Estimated potential rental income of £35,000 - £50,000 per annum, subject to development.

One-Bedroom Flats: Currently let at below-market rental values, presenting considerable scope to increase returns.

**Flat Sizes**

Number 11: 1st Floor - 36.4 sqm | 2nd Floor - 36.4 sqm | 3rd Floor - 40.6 sqm

Number 13: Ground Floor | Flat 1 - 35.3 sqm | Ground Floor Flat 2 - 34.2 sqm | 1st Floor - 40.7 sqm | 2nd Floor - 40.7 sqm | 3rd Floor - 45.2 sqm

Combined Current Annual Income: £135,380

Potential Annual Income: £210,300

**Location Highlights**

The property benefits from excellent transport links, just a short walk to: Whitechapel Station (Zone 2) - providing Crossrail/Elizabeth Line access. Aldgate East Station (Zone 1) - for District and Hammersmith & City Lines.

Within close proximity to:

Queen Mary University of London, Whitechapel Campus, Royal London Hospital, Bustling

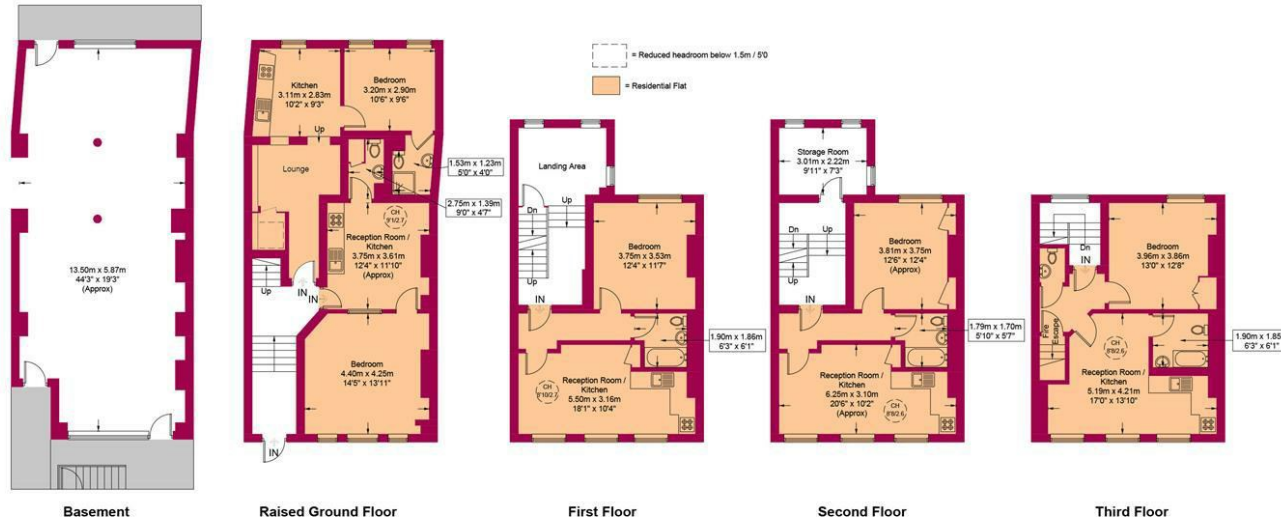
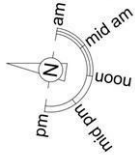
For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



# 13 New Road, London, E1

Approximate Gross Internal Area = 3563 sq ft / 331 sq m

Restricted Height = 12 sq ft / 1.1 sq m



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>			
(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	
		<b>73</b>	<b>82</b>



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 come by and meet the team  
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