

**Lot 7, 157 Bethnal Green Road, Shoreditch, London,
E2 7DG**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Central London Freehold Retail and Residential Investment

- Popular café with two flats above both let on AST's
- Cafe let on a 25 year lease until August 2035 t/a Coffee Matters
- 100 metres from Brick Lane
- Busy location close to Shoreditch High Street Station and BOXPARK Shoreditch
- Potential to add a further floor (subject to consents)

Lot

7

Auction

15th May 2025

Rent

£59,820 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

0.75 miles north of the City of London

Roads

A11, A10

Rail

Shoreditch High Street (London Overground), Bethnal Green (Central/Overground)

Air

London Heathrow Airport, London City Airport

Situation

The property is situated on the north side of Bethnal Green Road, close to its junction with the world famous Brick Lane and some 400 metres from Shoreditch High Street Station and BOXPARK Shoreditch. The immediate vicinity provides an eclectic mix of cafes, restaurants, bars and shops with few vacancies in the vicinity.

Tenure

Freehold.

Description

The property comprises a ground floor café with basement, together with 2 x 1 bed flats on the first and second floors. The residential accommodation benefits from separate self-contained access from Bethnal Green Road. The property may have potential to add an additional floor subject to necessary consents.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	55.51 29.00	(597) (312)	COFFEE SOCIAL LIMITED t/a Coffee Matters	25 years from 17/08/2010 until 16/08/2035	£29,500	17/08/2025 17/08/2030
First	1 bed flat	32.98	(355)	INDIVIDUAL	12 months AST from 15/12/2020 (Holding Over)	£13,520.04	
Second	1 bed flat	41.99	(452)	INDIVIDUAL	12 month AST from 23/05/2024	£16,800	
Total		159.48	(1,716)			£59,820.04	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Stevens & Bolton LLP
Wey House, Farnham Road
Guildford
GU1 4YD

Joanne Purnell
01483 302264
joanne.purnell@stevens-bolton.com

Julija Kazlauskaite
+44 (0)1483 406984
julija.kazlauskaite@stevens-bolton.com

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