# **E27DG**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)





**Central London Freehold Retail and Residential Investment** 

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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 Auction

7 15th May 2025

Rent Status £59,820 per Annum Exclusive Available

Sector Auction Venue

High Street Retail, Residential Live Streamed Auction

#### Location

Miles 0.75 miles north of the City of London

Roads A11, A1

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	

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

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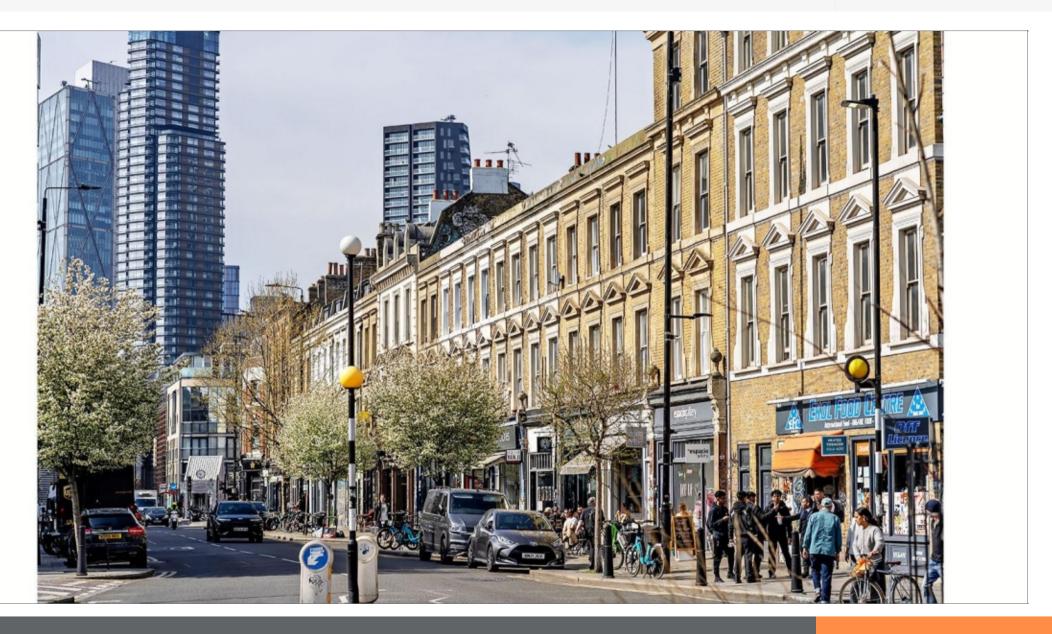


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#### **Contacts**

**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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