

Mixed-Use Investment Opportunity

FOR SALE

65 Redchurch Street,
Shoreditch, London, E2 7DJ

Harston & Co

For more information call us
on 020 3371 0061



Executive Summary

- A multi-tenanted three-storey (and basement) mixed-use building. The current total passing rent is £61,800, and the building has a total ERV of £67,800 per annum.
- Located on Redchurch Street in the heart of Shoreditch, the centre of London's creative district. Shoreditch High Street station is approximately 0.1 miles away, and London Liverpool Street station is approximately 0.7 miles away.
- Offers are invited in excess of £1,000,000 subject to contract. This represents an approximate gross yield of 6.78% based on an ERV of £67,800 per annum.

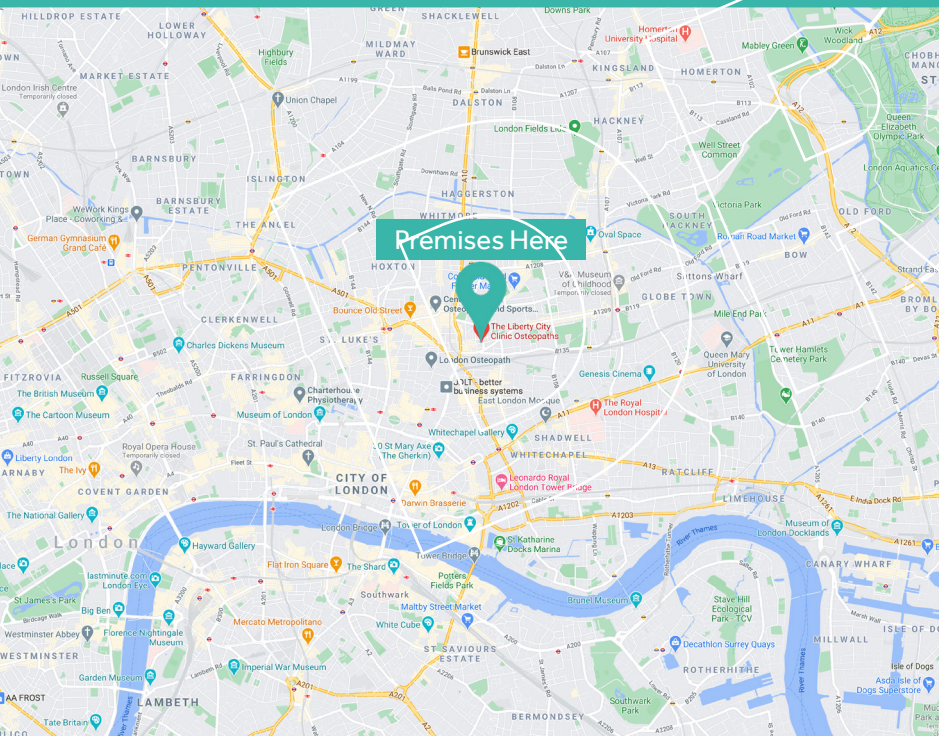
Location

The building is located on Redchurch Street close to the junction with Club Row in the heart of Shoreditch, London's most desirable creative district. Located in the London Borough of Hackney, the area is one of London's most vibrant, exciting and prospering areas, and has had a long-standing affiliation with a wide range of creative industries. Over recent years, its appeal has grown to include leading media and professional firms with its proximity to the Silicon roundabout, becoming one of London's fastest growing districts.

Shoreditch High Street railway station which is on the London Overground line is 0.1 miles away and London Liverpool Street station providing both Underground and Nation Express East Anglia Railway line services is 0.7 miles away. The area is well served by buses.

Well-known local businesses include Shoreditch House, Albion Hotel & Café, the Electric Cinema, APC, Aesop, Browns, and Nudie Jeans.

Please note all distances given are approximate only.



Description

The property is arranged over three floors and basement. The ground floor and basement have recently been let to a boutique hairdresser who is due to begin their fit-out imminently. The two upper floors are multi-tenanted and occupied by a dentist and graphic designer. Part of the first floor will be sold with vacant possession.

Schedule

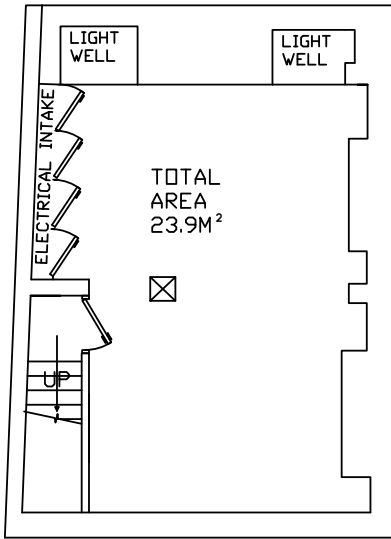
Floor	Tenant	Use	Rent (PA)	ERV (PA)	Lease Start	Lease Expiry	Rent Review	Size (sq ft)	Size (sq m)
Ground & basement	Boone & Last Ltd*	Hairdresser	£36,000	£36,000	Sep-20	Sep-30	Sep-24	702	65.2
First floor rear	Private Individual	Dentist	£15,600	£15,600	Oct-10	Oct-22	N/A	231	21.5
First floor front	N/A	Vacant	N/A	£6,000	N/A	N/A	N/A	142	13.2
Second floor	Private Individual	Office	£10,200	£10,200	Rolling agreement			245	22.8
	Total		£61,800	£67,800				1,320	122.7

*There are personal guarantees from both company directors. There is a tenant only break clause on the third and fifth anniversaries of the lease.

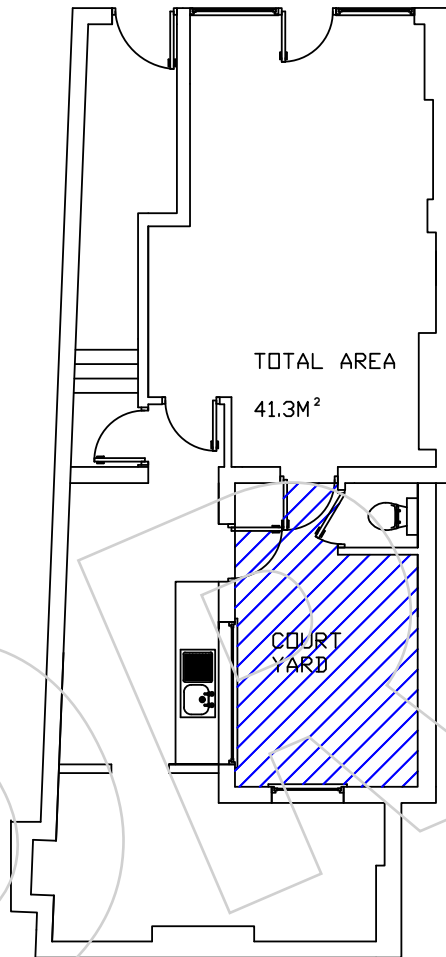
**Measurements are given on a net internal basis.



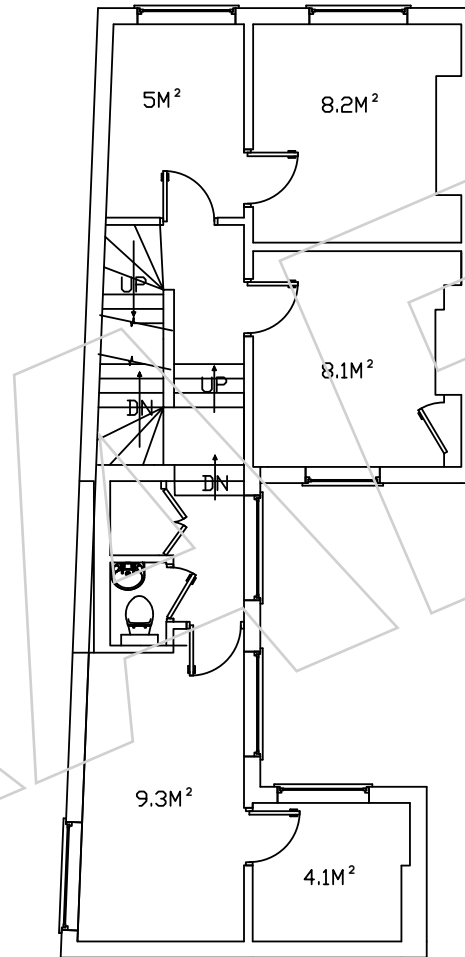
BASEMENT PLAN



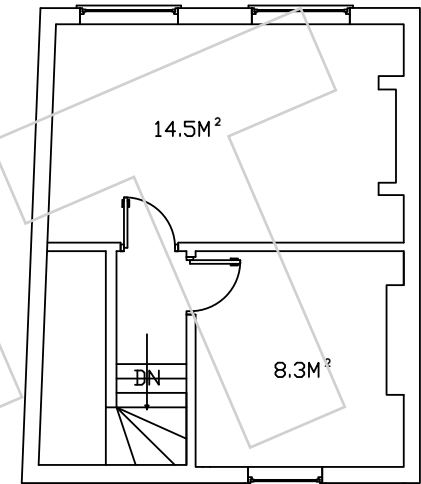
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TOTAL AREA
29.7M²

Floorplans are provided for indicative purposes only. All interested parties are advised to rely on their own enquiries.



Terms

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Tenure

The freehold interest is to be sold subject to the existing tenancies.

VAT

We understand that the building has not been elected for VAT.

Data Room

A data room has been set up and access is available on request.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

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