



**STIRLING
ACKROYD**

FOR SALE

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

2,051 sq ft

**Freehold Mixed-Use
Investment Situated In
East London**



stirlingackroyd.com

Description

Opportunity to acquire an attractive freehold mixed use investment situated on Bethnal Green Road.

The property comprises a ground floor and basement retail unit together with two self-contained one-bedroom residential flats arranged over the upper floors, producing a total passing income of £62,820 per annum. With 47% derived from the commercial accommodation and 53% from the residential element.

Income Summary:

Commercial Income: £29,500.00 per annum

Residential Income: £33,320.04 per annum

Total Passing Income: £62,820.04 per annum

The basement and ground floor commercial unit is let to a café operator on a lease expiring August 2035 with the next rent review in August 2030, the occupants of the residential flats are in occupation on rolling monthly periodic tenancies.

Key points

- Attractive Mixed Use Freehold Building
- Ground Floor & Basement Retail Commercial Unit
- Two Self-Contained One-Bedroom Upper Floor Flats
- Total passing income of £62,820.04 per annum
- Sale Price £925,000 - Representing a Gross Yield of 6.8% Before Costs
- Prominent Position On Bethnal Green Road - Close to Brick Lane & Shoreditch High Street Station



Location

Bethnal Green Road is one of East London's most established mixed-use destinations, linking Hoxton, Shoreditch, Brick Lane and the City of London. The immediate area is characterised by a diverse mix of independent retailers, cafés, restaurants, galleries and residential developments.

The property benefits from excellent transport connectivity, with Shoreditch High Street London Overground Station both within 5 minutes walk.

Transport Links



Shoreditch High Street 0.3 Miles



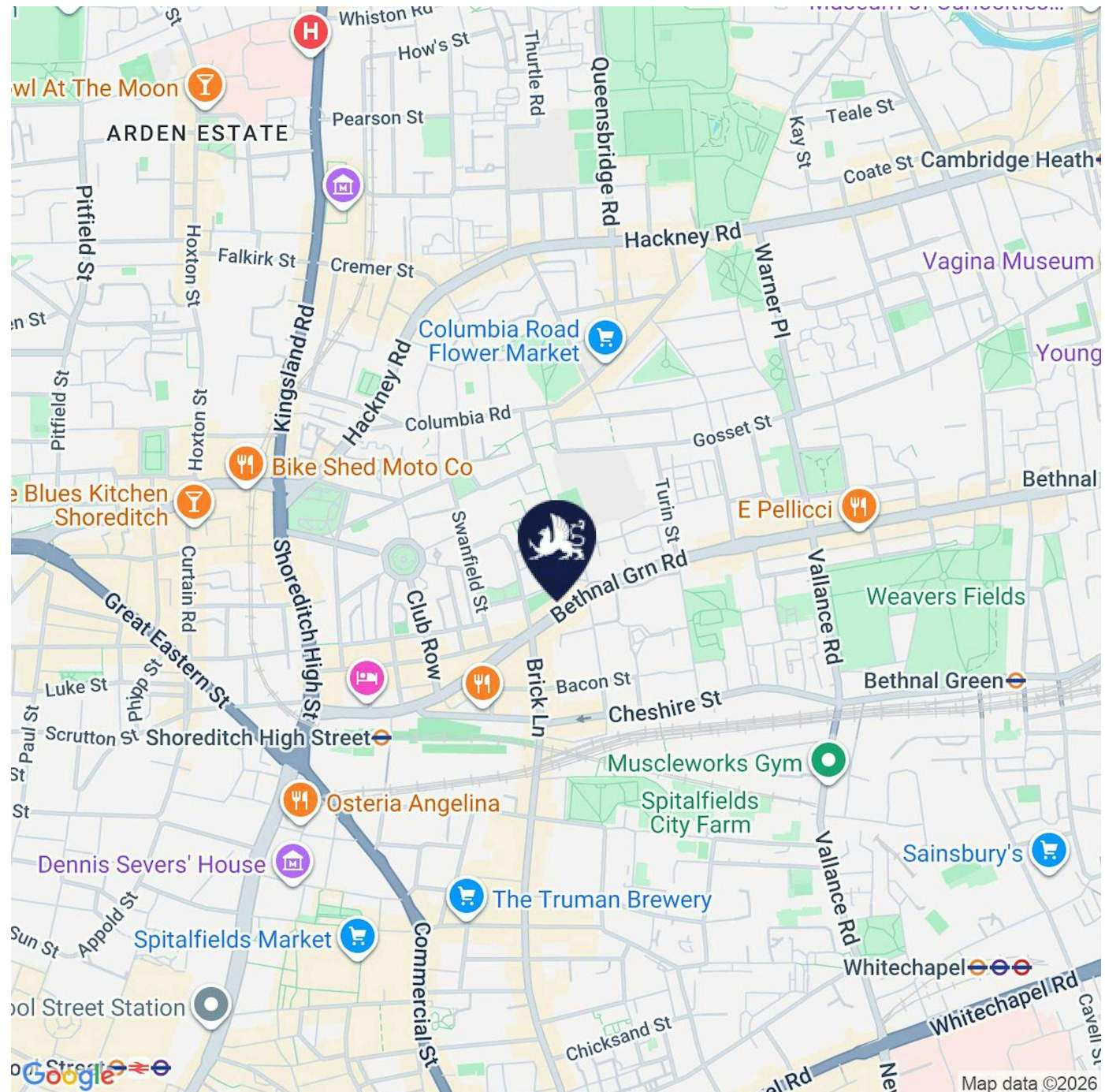
Hoxton 0.5 Miles



Bethnal Green Rail 0.5 Miles



Whitechapel 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	473	43.94	Available
Ground	722	67.08	Available
1st - Flat 1	377	35.02	Available
1st - Flat 2	479	44.50	Available

Viewing & Further Information



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Rents, Rates & Charges

Price	£925,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (46)

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