

MIXED USE FREEHOLD FOR SALE



CITY OF LONDON, EC2

**LOCATION** The building occupies a prominent location in the heart of the City of London, on a major road and within minutes walk of Liverpool Street Station.

**DESCRIPTION** The ground floor is fitted as an operational hot & cold food takeaway / coffee shop, that has been established for 20 years. The basement houses the kitchen with commercial cooking extract, stores, staff facilities and an office. The upper parts comprise a small office on the first along with 4 further residential units which we have been informed are let on ASTs. The approximate GIA measurements (excluding stairwells) are:

Basement	527 ft <sup>2</sup> / 48.96 m <sup>2</sup>
Ground	417 ft <sup>2</sup> / 39.72 m <sup>2</sup>
<b>Total E Class</b>	<b>944 ft<sup>2</sup> / 88.68 m<sup>2</sup></b>

1 <sup>st</sup> – Office	101 ft <sup>2</sup> / 9.36 m <sup>2</sup>
1 <sup>st</sup> – Studio	178 ft <sup>2</sup> / 16.49 m <sup>2</sup>
2 <sup>nd</sup> – 1 Bed Apartment	303 ft <sup>2</sup> / 28.12 m <sup>2</sup>
3 <sup>rd</sup> – 1 Bed Apartment	301 ft <sup>2</sup> / 27.96 m <sup>2</sup>
4 <sup>th</sup> – 1 Bed Apartment	319 ft <sup>2</sup> / 29.64 m <sup>2</sup>

**BUSINESS RATES** The VOA website advises that the current rateable Value for the ground and basement is £43,000 giving rise to a rates payable of approximately £11,000 for the F.Y. 2022/23, taking into account the 50% retail discount. Potential purchasers are advised to satisfy themselves in regard to the business rates.

**TENURE** £2.2m freehold, subject to contract. The commercial will be sold with VP whilst the residential will be subject to the ASTs in place.

**HOLDING DEPOSIT** A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

**PLEASE NOTE** All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

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