

**RARE MIXED-USE FREEHOLD INVESTMENT**  
**FOR SALE****DESCRIPTION**

The premises comprise a mixed-use building measuring a total of 2,922 sq. ft. arranged over 5 floors including both retail accommodation on the ground and basement floors and 3x self-contained residential flats on the 1<sup>st</sup> – 3<sup>rd</sup> Floors which are accessed via a separate entrance.

**LOCATION**

The property is located on the southwest side of Pitfield Street and is within short walking distance of Old Street Station (Northern Line). The new London art'otel Hoxton is situated 150m to the south with the immediate vicinity benefiting from an abundance of independent retailers, cafes and restaurants located in nearby Shoreditch and Hoxton.



# 25-27 Pitfield Street Hoxton London N1 6HB

## INVESTMENT SUMMARY

- Mixed use 4 storey building accessed on Pitfield Street with Old Street, Shoreditch and Liverpool Street located close by.
- Retail units on the ground and basement floors, with 3x 1 bedroom self contained flats on the 1<sup>st</sup> – 3<sup>rd</sup> Floors.
- Ideal for developers and investors.

## TENANCY & ACCOMMODATION

### 25 Pitfield Street, London N1

FLOOR	TENANT	SIZE (SQ. FT.)	SIZE (SQ. M.)	LEASE	RENT (PA)	BREAK OPTION	SURETY
Part Ground Floor & Basement (25a)	Orhan Kaplan	904	84	3/7/15 – 2/7/30	£17,000	Mutual break option, operable at any time by either party on 6 months' notice	Rent deposit £3,000
Part Ground Floor Shop (25)	Nine Tails Limited	505	46.9	24/8/23 – 23/8/28	£18,500	Tenant only on 24/8/26	Rent deposit £3,750
<b>Total</b>		<b>1,409</b>	<b>130.9</b>		<b>£35,500</b>		

### 27 Pitfield Street, London N1

FLAT	SIZE (SQ. FT.)	SIZE (SQ. M.)	TERM	GROSS RENT (PCM)	NET RECEIVABLE RENT (PCM)	NET RECEIVABLE RENT (PA)
Flat A – 1 bedroom	511	47.5	AST to expire 14 <sup>th</sup> July 2025	£1,473.33	£1,225.00	£14,700
Flat B* - 1 bedroom	511	47.5	AST to expire 3 <sup>rd</sup> June 2025	£1,473.33	£1,200.00	£14,400
Flat C – 1 bedroom	491	45.6	AST to expire 5 <sup>th</sup> April 2026 2-month mutual rolling break option is operable from August 2025.	£1,731.54	£1,225.00	£14,700
<b>Total</b>	<b>1,513</b>	<b>140.6</b>		<b>£6,678.20</b>	<b>£3,650</b>	<b>£43,800</b>

\*Flat B – assumed, not surveyed

### TENURE

The property is held freehold – Title: LN60431

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

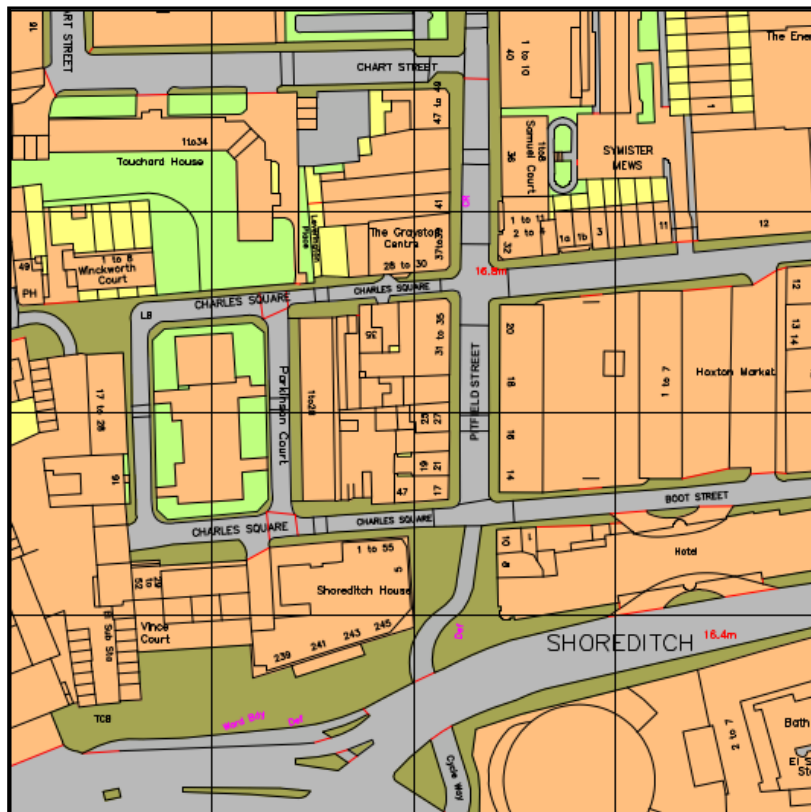
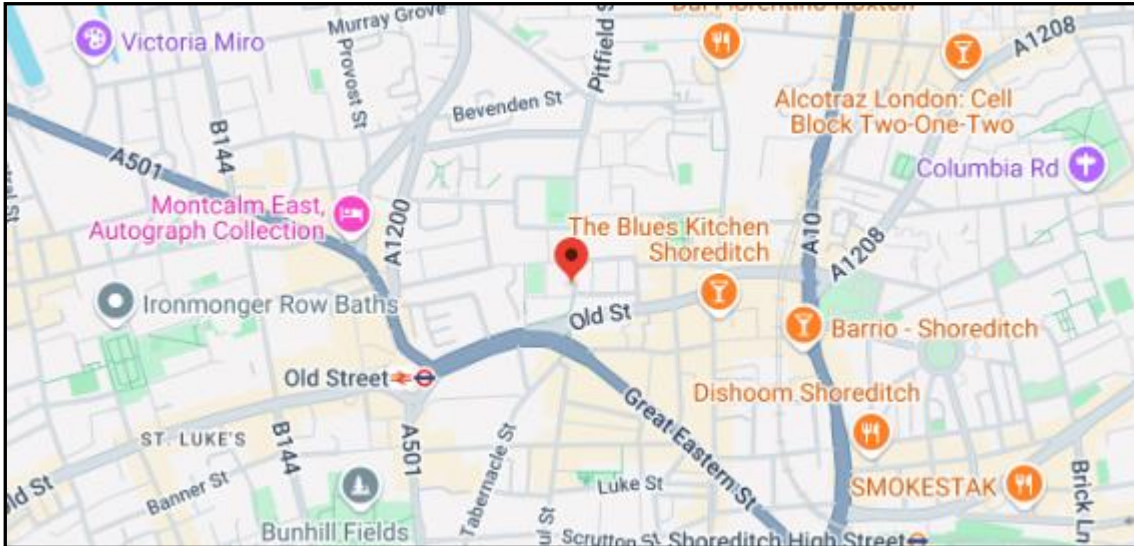
### VAT

It is understood that the building is not elected for VAT.



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**PRICE**  
Offers in Excess of £1.65m, subject to contract, for the benefit of the Freehold interest with the existing tenancies. Please note that this sale is subject to probate being granted.



Viewings by arrangement through sole agents, Noble Harris  
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