

*RARE
OPPORTUNITY*

**FREEHOLD
INVESTMENT
FOR SALE**

outstanding rent review

**Grade II Listed
Period Building**

**5 Artillery Passage
London E1 7LJ**



Location:

This Grade II period building is located on the south side of Artillery passage a narrow pedestrianised street that runs between Middlesex Street & Artillery Lane linking Spitalfields and the City. Liverpool Street and Aldgate East Stations are within a few minutes’ walk and the area is well served by London transport bus services.

Description:

This property offers a ground floor retail unit together with ancillary basement storage. There is also a self-contained 1 bed flat arranged over the 1st and 2nd levels.

Lease Terms

The entire property is held on an FRI lease for a term expiring April 2023 at a current rent of **£31,000 pax**, there is an outstanding rent review from April 2019.

Accommodation Sizes

Shop	310 sq.ft	28 m2
Basement	200 sq.ft	18.58 m2

1 Bed Flat

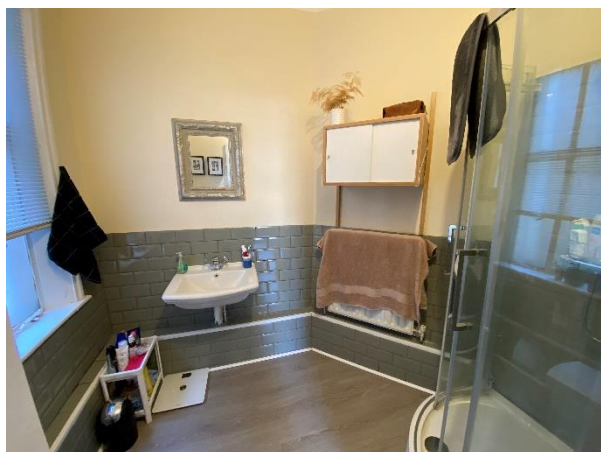
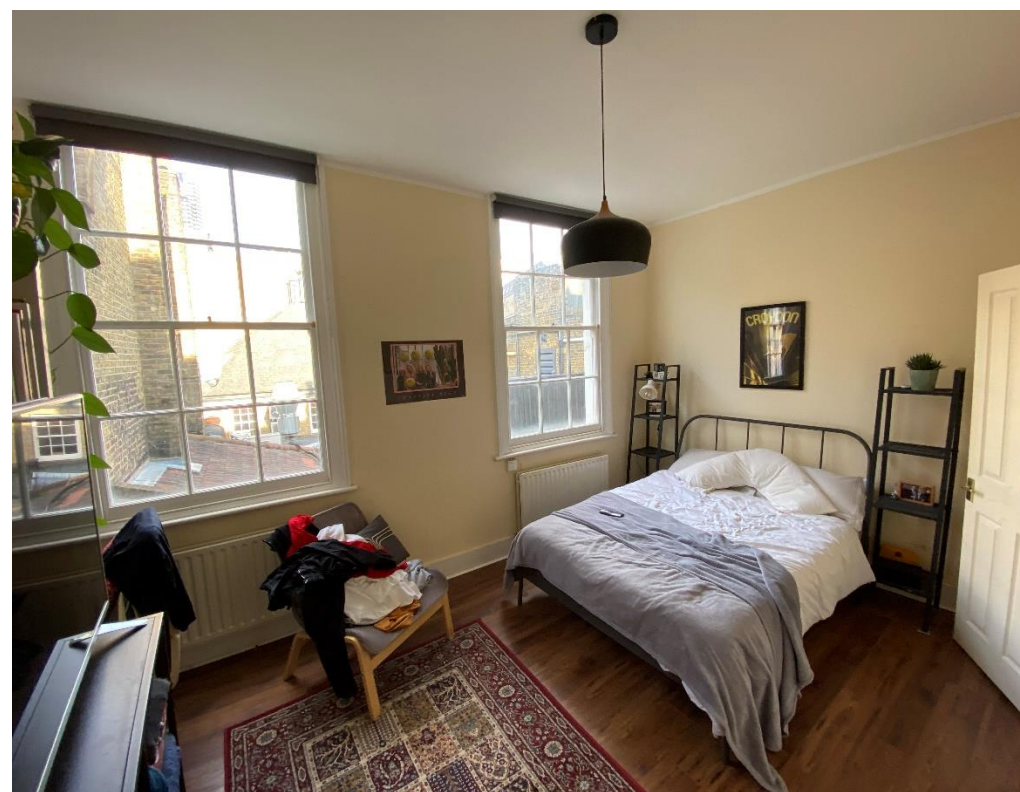
1st floor - Lounge & Kitchen

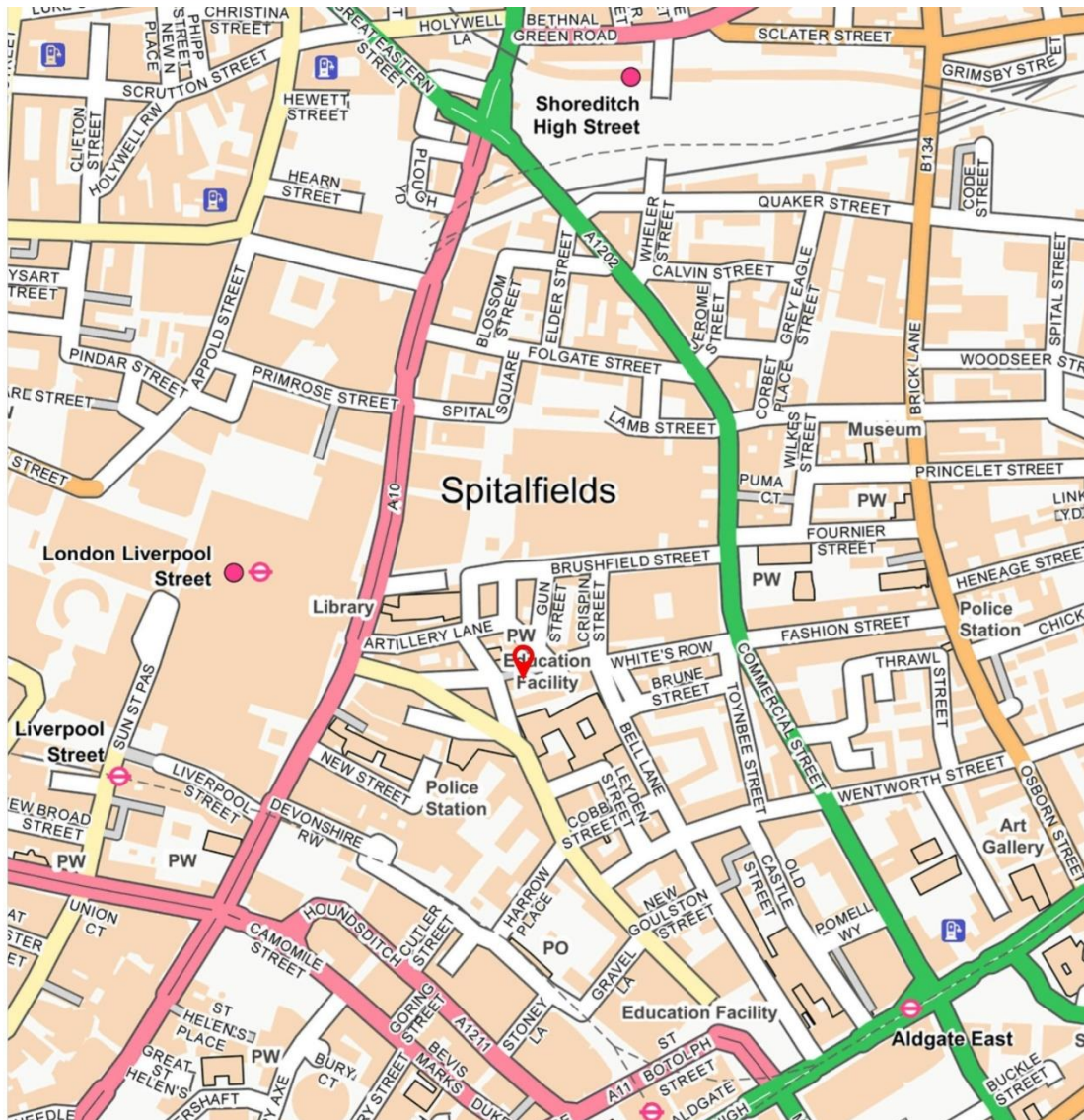
2nd floor – Bedroom & Bathroom

Price

Offers are sought in the region of **£990,000** for this rare freehold opportunity, subject to contract.







Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Legal Costs

Each party to pay their own cost.

Viewing

**Strictly by Appointment
only via sole agents**

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