

HOXTON STREET, LONDON, N1
'OFFERS IN EXCESS OF' £4,800,000 FREEHOLD

FREEHOLD BUILDING WITH 8 FLATS AND GROUND FLOOR COMMERCIAL DEVELOPMENT ON HOXTON STREET

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DESCRIPTION:

This exceptional freehold property, situated on the vibrant Hoxton Street, is a stellar investment opportunity. The building boasts a freehold status, encompassing 8 residential flats and a substantial ground floor commercial space spanning nearly 3000 square feet.

Location: Situated on Hoxton Street, this property is at the heart of one of London's most eclectic and dynamic neighbourhoods. Hoxton is renowned for its trendy atmosphere, artistic community, and convenient access to a wide array of amenities and transportation options.

Building Overview:

- **Freehold Status:** This property offers the coveted freehold status, granting the owner complete control and autonomy over the entire premises.

Ground floor Commercial Development:

- The expansive ground floor commercial space, measuring nearly 3000sqft, presents an excellent opportunity for a variety of businesses, including restaurants, offices, or art galleries.
- Featuring large shopfront windows and ample street frontage, this space ensures exceptional visibility and an ideal setting for engaging customers. The shop also benefits from a 362sqft cellar.

Residential Units:

- The building comprises a total of 8 residential units:
- 7 cleverly designed one-bedroom flats, offering modern living spaces with high-quality amenities. Four flats benefit from outside terraces with one flat benefitting from 2 private balconies, and another flat featuring Juliette balcony.
- 1 spacious two-bedroom flat, catering more generous accommodation.
- Each residential unit is thoughtfully configured with open plan layouts, an abundance of natural light, and premium finishes to attract discerning tenants.

Current Rental Income:

- All 8 residential flats are currently leased under Assured Shorthold Tenancies (ASTs).
- The current rental income from these flats stands at an impressive £175,000 per annum. However, there's potential for even higher yields given the current market conditions.

Commercial Shop Revenue:

- The ground floor commercial space has the potential to generate an estimated yearly revenue of between £35,000 to £40,000, although it had also been receiving £75,000 per year previously.

Investment and Growth Potential:

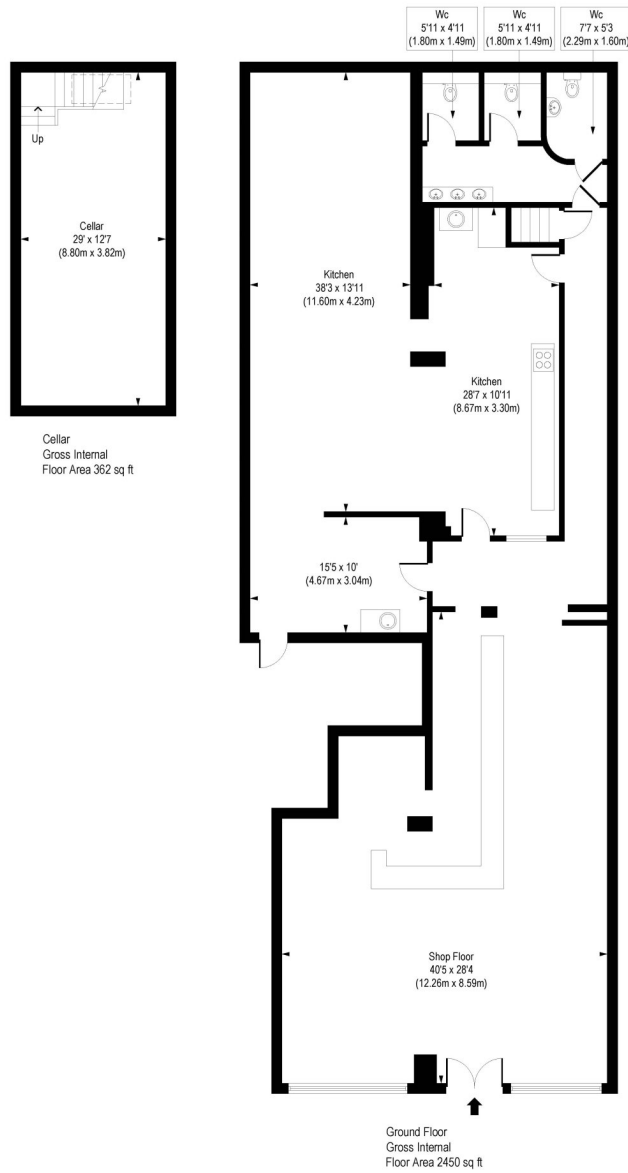
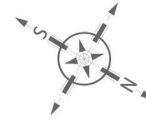
- As a freehold property in Hoxton, it offers the owner flexibility for long-term strategic decisions, including possible redevelopment or resale.
- Hoxton's thriving real estate market, ever-increasing popularity, and property values make this an exceptionally attractive investment choice.

This freehold building with 8 flats and a sizable ground floor commercial space on Hoxton Street is an unparalleled investment opportunity. Whether you're an experienced property investor seeking to diversify your portfolio or a newcomer looking to capitalize on the growth potential of this trendy area, this property provides a unique chance to secure a valuable asset.



Hoxton Street, N1

Approx. Gross Internal Floor Area 2812 sq. ft / 261.24 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.