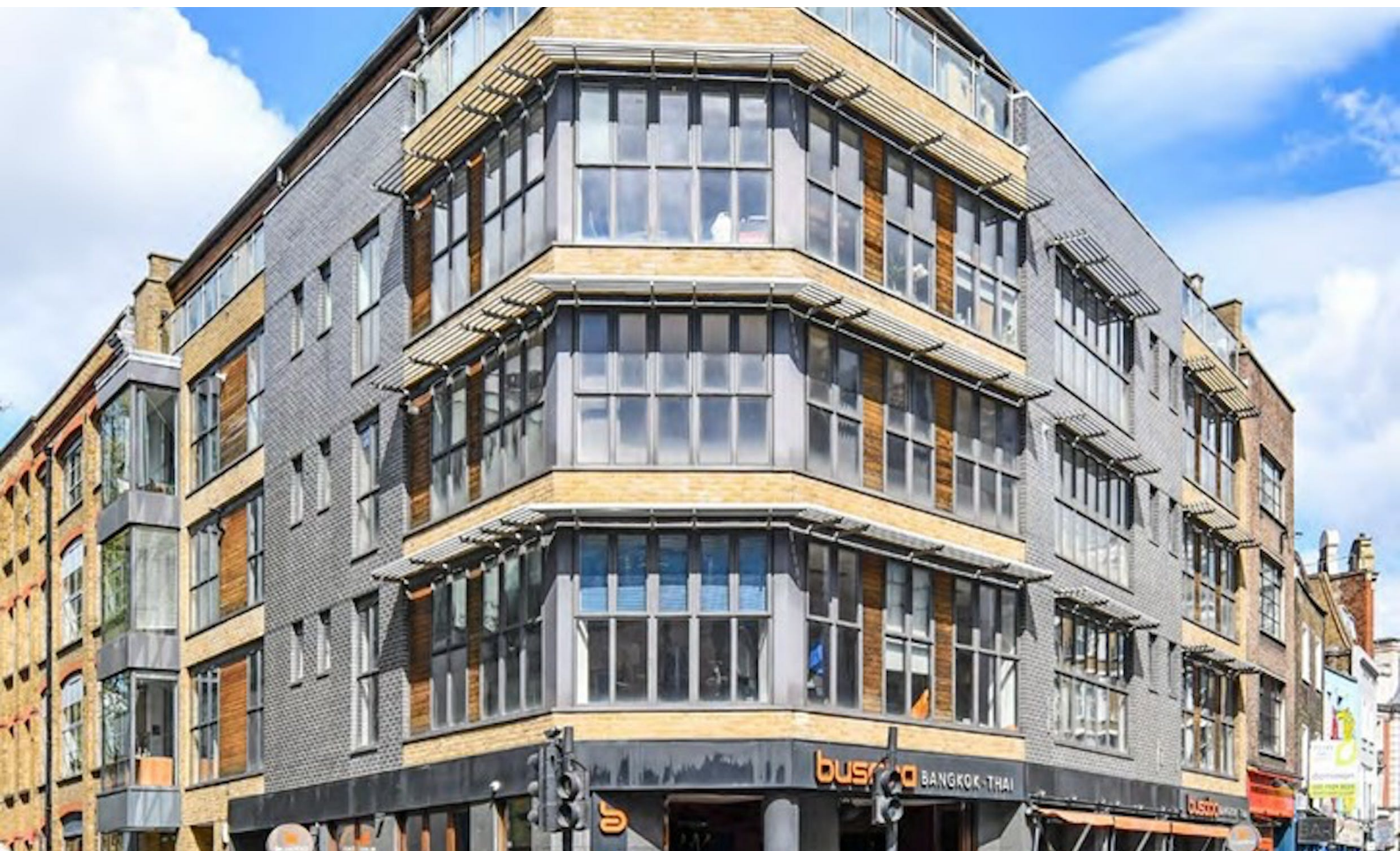


FOR SALE



313 Old Street

313 Old Street, London, EC1V 9LA

**Prime freehold
investment for sale**

4,957 sq ft
(460.52 sq m)

- Highly prominent corner building
- 4.63% NIY
- Restaurant let to Busaba Eathai Ltd until 2029
- Excellent location off Hoxton Square
- Rent review November 2024

313 Old Street, London, EC1V 9LA

Description

Hoxton Point is a modern property of brick construction built in a warehouse style, reflecting much of the surrounding architecture. The property comprises a ground floor and basement 164 cover restaurant situated below an office floor and residential accommodation. The restaurant is occupied by Busaba Eathai, the Thai casual dining restaurant group originally created by Alan Yau. The first floor and upper residential accommodation are accessed via an entrance on Rufus Street with a passenger lift, the upper parts are sold off on long leases. The property occupies a highly prominent position on the corner of Old Street and Rufus Street, leading into Hoxton Square which offers an occupier an enviable position with high visibility

Location

Situated on the junction of Old Street and Rufus Street, the property lies on the edge of Hoxton Square, one of the most exciting and dynamic leisure locations in London. This is a vibrant residential and commercial neighborhood in the heart of the Shoreditch Triangle.

The location supports a wide mix of commercial, retail and leisure occupiers with a hugely diverse range of established creative, design, media and fashion businesses combined with some of the most innovative start-up businesses in London.

Specification

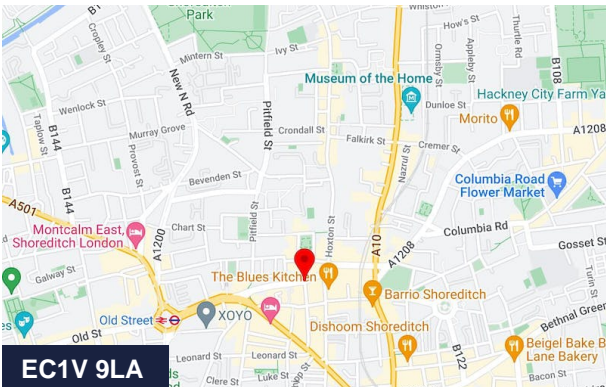
Prime freehold
Excellent transport links nearby including Old Street, Liverpool Street and Shoreditch High St
Comprises 5,892 sq ft of Retail with Office and Residential on upper floors sold off on long leasehold
Total income of £187,750 per annum with fixed increase to £205,250 per annum from March 2023
Restaurant let to Busaba Eathai Limited until October 2029
Imminent opportunity to increase income at the March 2023 and November 2024 rent reviews

Viewings

Strictly by prior appointment via joint sole agents Stirling Ackroyd, Ellis Brown and Stephen Kane

Terms

Freehold, subject to existing leases



Summary

Available Size	4,957 sq ft
Price	Offers in excess of £3,810,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



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