



FOR SALE

**34 New Inn Yard,
London, EC2A 3EY**

2,349 sq ft

Freehold property in
prime Shoreditch offered
with vacant possession



VIDEO TOUR

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Description

A unique and rare opportunity to purchase a freehold property in the heart of Shoreditch with vacant possession.

The property is currently configured as a ground and lower ground self contained unit with floorplates of approximately 1,781 square feet in total, offering an abundance of natural light via a large skylight on the ground floor and an attractive spiral staircase connecting both floors.

The first and second floors are accessed via a private ground floor entrance and are both approximately 310 square feet per floor.

The property currently benefits from residential planning consent, although it would lend itself well to a conversion to part commercial use, such as showroom and offices.

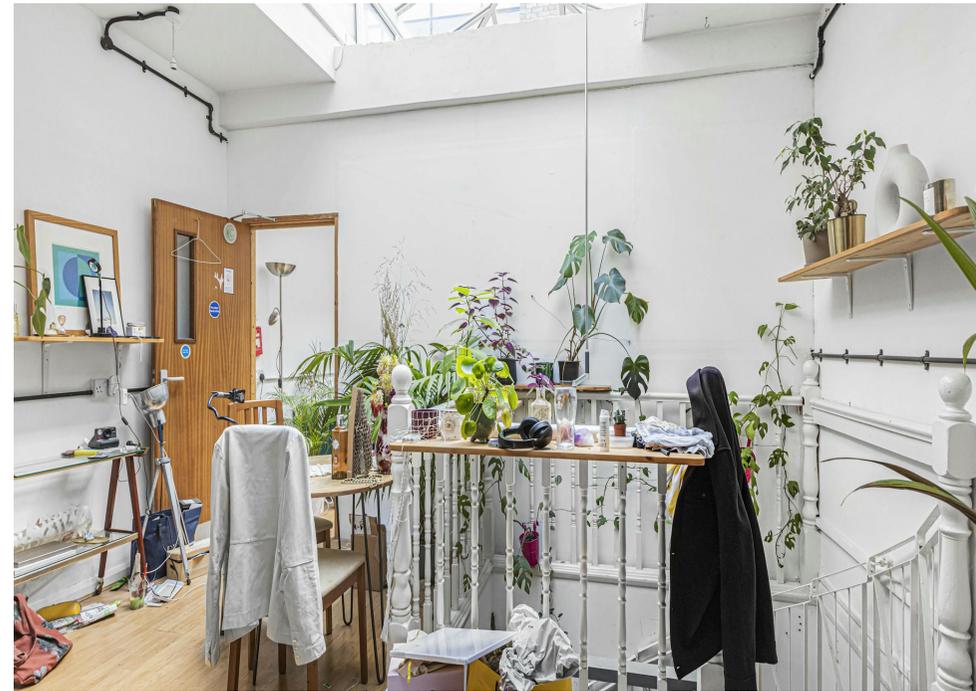
Location

Situated on New Inn Yard which is a newly part pedestrianised street linking Curtain Road to Shoreditch High Street, a prime position, and opposite Protein Studios, Frame and Oat coffee shop.

Transport links are excellent with Shoreditch High Street being a few minutes walk and Liverpool Street Station also approximately a ten minute walk.

Key points

- Ground and lower - 1,781 square feet
- Four storey freehold building with vacant possession
- Residential with potential for commercial
- Configured as two self contained units
- First and second - 620 square feet
- Large atrium skylight
- Ideal for conversion
- Close to Shoreditch High Street





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	932	86.59	Available
Ground	849	78.87	Available
1st	310	28.80	Available
2nd	310	28.80	Available

Rents, Rates & Charges

Price	Offers in excess of £1,500,000.00
Rates	Council Tax band C & F are applicable
Service Charge	Not applicable
VAT	On application
EPC	D (56)

Viewing & Further Information



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