



## 10-12 Andre Street

London, E8 2AA

### Freehold investment opportunity located in Hackney, E8

**15,375.65 sq ft**  
(1,428.44 sq m)

- Freehold investment
- 17 Residential units
- 8 Commercial units
- Annual Income of approx. £240,964
- Gross Initial Yield: 7.77%
- Hackney E8

# 10-12 Andre Street, London, E8 2AA

## Summary

<b>Available Size</b>	15,375.65 sq ft
<b>Price</b>	£3,100,000
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

This mixed use freehold investment comprises a modern four storey block of 17 residential and 8 Class E commercial units in central Hackney with the potential to add a further floor to the building subject to planning permission. The residential units were all sold on 125 year leases on completion of the building in 2018. The gross initial yield for the property is 7.77%.

The property has an attractive brick façade and large picture windows, and the commercial units are let to a wide variety of tenants. The property includes two titles: 10 Andre Street (0.2 acres, 413 ft perimeter) and 12 Andre Street (0.16 acres, 377 ft perimeter) with total internal space of 15,376 sq ft, of which 10,980 sq ft is commercial and 4,396 sq ft is residential.

## Location

The building is located on Andre Street, a quiet cobbled street that runs alongside railway arches. Hackney Downs Overground and Rail station is five minutes' walk from the property, and the open green space of Hackney Downs is a mere two minutes away on foot. Hackney Central Overground station and the many amenities of the town centre are less than half a mile away.

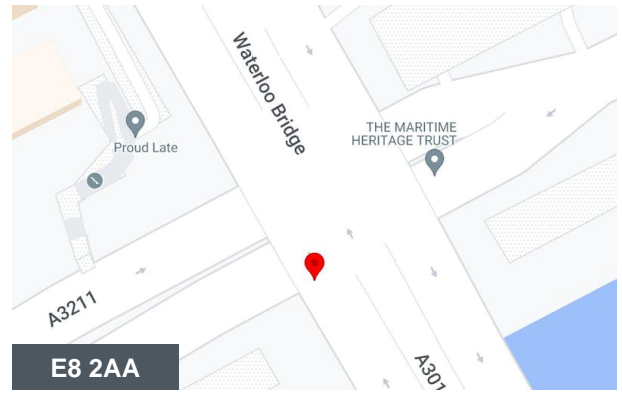
## Accommodation

The accommodation comprises the following areas:

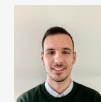
Name	sq ft	sq m	Price	Availability
Building	15,375.65	1,428.44	£3,100,000	Available
<b>Total</b>	<b>15,375.65</b>	<b>1,428.44</b>		

## Specification

A schedule of accommodation and tenancies is available.



## Viewing & Further Information



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## Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No.10 (Ground Floor)</b>	Commercial Unit: 112 sq m (1,200 sq ft)	Goldie Saloon Ltd	6 Years from 1 July 2024	£29,640	Note 1: FRI Note 2: Rent review on 21.06.26 Note 3: Tenant option to determine on 21.06.26
<b>No.10 (Part First Floor)</b>	Commercial Unit: 185 sq m (2,000 sq ft)	Immediate Theatre Ltd	15 Years from 8 June 2022	£37,518	Note 1: FRI Note 2: Rent review on 08.06.27 Note 3: Tenant option to determine on 08.06.27
<b>No.10 (Part Second Floor)</b>	Commercial Unit: 185 sq m (2,000 sq ft)	Guts Gallery Ltd	2 Years from 17 January 2022	£40,000	Note 1: FRI Note 2: Holding over
<b>No.10 (Part Third Floor)</b>	Commercial Unit: 185 sq m (2,000 sq ft)	Miss Patina Ltd	5 Years from 30 June 2023	£41,000	Note 1: FRI Note 2: Rent review on 30.06.25 open market Note 3: Tenant option to determine on 30.01.26
<b>No.12 (Ground Floor)</b>	Commercial Unit: 45 sq m (480 sq ft)	Chrome & Black Ltd	6 years from 25 July 2021	£10,900	Note 1: FRI
<b>No.12 (Part First Floor)</b>	Commercial Unit: 102 sq m (1,100 sq ft)	RDY Creative Ltd	5 years from 29 January 2021	£28,756	Note 1: FRI Note 2: Fixed rental increase to £35,945 on 28.01.25 until the remainder of the term.
<b>No.12 (Part Second Floor)</b>	Commercial Unit: 102 sq m (1,100 sq ft)	Flippin Campers Ltd	5 years from 1 June 2024	£24,000	Note 1: FRI
<b>No.12 (Part Third Floor)</b>	Commercial Unit: 102 sq m (1,100 sq ft)	Flippin Campers Ltd	From 1 December 2023 to 5 December 2028	£24,000	Note 1: FRI Note 2: Mutual option to determine on 05.12.27
<b>No.10-12</b>	17 self-contained apartments (sold-off)	Individuals	125 Years from 1st January 2018	£5,150	Note 1: FRI Note 2: Reversion 2143
<b>Total</b>				<b>£240,964</b>	