



**STIRLING
ACKROYD**

FOR SALE

**69-71 Great Eastern
Street, London, EC2A
3HU**

6,266 sq ft

Prominent Shoreditch
Freehold opportunity
sold with vacant
possession



VIDEO TOUR

stirlingackroyd.com



Description

A rarely available corner freehold property in the heart of Shoreditch which is situated over lower ground, ground and five upper floors, each floor being flooded with natural light and stunning views over the City of London skyline.

Currently occupied by a business college, the building will be sold with vacant possession and the vendor is in the process of applying for a change of use to Class E commercial. The building comprises open plan floors with original sash windows to both sides, a small passenger lift and incredible ceiling height throughout.

There is potential to create a retail/restaurant on the ground floor which would benefit from the excellent return frontage.

Location

The building is ideally located on the junction of Great Eastern St and Willow St in the heart of Shoreditch, within easy walking distance to Old Street station (Northern line), Shoreditch High Street station (London overground) and Liverpool Street Station (providing further access to Northern, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail services).

Nestled alongside the Nobu Hotel, Haart of Shoreditch and Hoxton Hotel, along with other key Shoreditch leisure operators such as Gloria's and Pachamamma the property is in a prime location to benefit from the excellent footfall.

Key points

- Central Shoreditch location
- Future redevelopment opportunity
- Prime corner building
- Lift Access
- Potential to change use of ground floor to retail/restaurant
- Floorplates of approx 880 sqft
- Currently Educational use





Accommodation

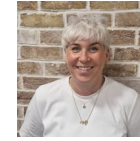
Name	sq ft	sq m	Availability
Lower Ground	1,263	117.34	Available
Ground	756	70.23	Available
1st	998	92.72	Available
2nd	845	78.50	Available
3rd	885	82.22	Available
4th	883	82.03	Available
5th	636	59.09	Available

Rents, Rates & Charges

Price	Offers in excess of £4,000,000.00
Rates	£12 per sq ft approx
Service Charge	On application
VAT	Not applicable
EPC	On application

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