



**STIRLING
ACKROYD**

FOR SALE

**13A Hooper Street,
London, E1 8BP**

1,412 sq ft

Rare edge of City
Freehold - with vacant
possession



VIDEO TOUR

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Description

The property is ideal for an owner occupier who is seeking a residential flat with a ground floor commercial space for their business. The mixed-use asset could also appeal to commercial investors.

The end of terrace building offers two self-contained parts, a split level flat and a ground floor commercial unit. Both units have their own entrances. The residential flat has a ground floor entrance and hallway. The lower ground floor offers a room that could be converted to a bedroom, studio or additional lounge space. The first floor and second floors offer bright and attractive accommodation with a lounge, kitchen, double bedroom and bathroom suite. The flat benefits from both gas and electricity supply and is classified a Council Tax band C. Floor areas for the 1/2 bedroom flat: Hallway 105 square feet, lower ground floor 325 square feet, first floor 351 square feet, second floor 331 square feet. Total area - 1,112 square feet.

The commercial unit has been used as a locksmith for a number of years and would be suited to a variety of retail/office uses. Ground floor commercial space totals 300 square feet. The unit has electricity supply. The total floor area for the residential and commercial areas is 1412 square feet.

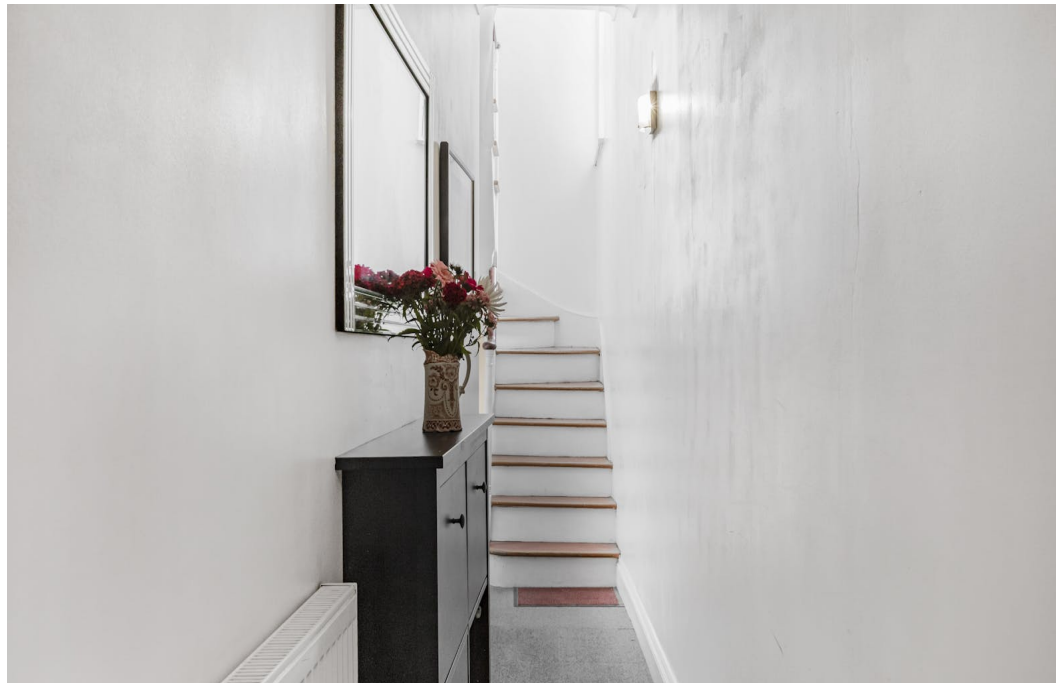
Location

Hooper Street is located just off Leman Street and is within walking distance of Tower Hill, Aldgate East and Fenchurch Street Stations. The building is located within the London Borough of Tower Hamlets. This is a rare opportunity to secure a mixed-use Freehold in a desirable eastern edge of City location.

Key points

- Total size of residential and commercial - 1,412 square feet
- Mixed use Freehold - commercial unit plus 1/2 bedroom flat
- Sale price - £875,000
- Both flat and commercial unit are very well presented
- Ideal opportunity for owner occupiers and commercial investors
- Separate entrances for residential and commercial premises
- Walking distance to Tower Hill, Aldgate East and Fenchurch Street Stations
- Close to the City





Rents, Rates & Charges

Price	£875,000
Rates	£3.79 per sq ft
Service Charge	On application
VAT	Not applicable
EPC	B (47)

Viewing & Further Information



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