

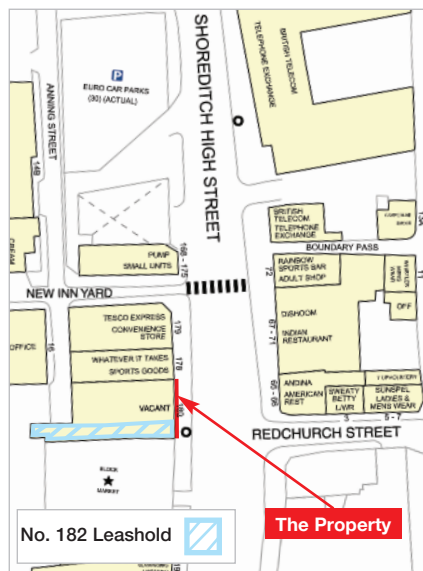
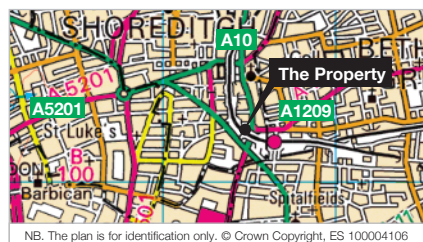
London E1
180-182 Shoreditch
High Street
Shoreditch
E1 6HY

- **Part Freehold and Part Leasehold Former Bank**
- Grade II listed period property
- Comprising a total of 729.75 sq m (7,855 sq ft)
- Situated within a very fashionable inner London location
- Approximately 200 metres from Shoreditch High Street Rail Station
- Adjacent to the Shoreditch Village Phase II development site
- Total Current Gross Rent Reserved

£100 pa

Vacant Possession of the majority

On the Instructions of a Major UK Bank



Tenure

Freehold – Nos. 180 & 181.

Leasehold – No 182 – Held on a lease for a term of 99 years from 24th June 1945 (thus having some 27 years unexpired) at a ground rent of £250 per annum.

Location

Shoreditch is an increasingly popular and fashionable inner London district adjacent to Hoxton and just to the north of The City. It is adjacent to the equally hip area of Hoxton and is popular with the burgeoning tech sector. The area has an eclectic dining scene and many fashionable bars and clubs.

The property is situated on the west side of Shoreditch High Street (A10) a short distance to the north of its junction with Commercial Street/Great Eastern Street (A1202). The immediate area is predominantly occupied by restaurants, bars and shops. Shoreditch High Street Rail Station is approximately 200m to the south-east and Liverpool Street Rail Station is some 800m south.

Occupiers close by include Tesco Express, Pret a Manger, Majestic Wine and Ace Hotel, together with many independent bars, restaurants and boutiques. The property is adjacent to the Shoreditch Village Phase II development site (www.shoreditch-village.com).

There is a bus stop immediately in front of the property.

Description

This attractive Grade II listed property is arranged on basement, ground and three upper floors to provide a former ground floor banking hall with basement storage and part first floor staff accommodation. The remainder of the first, second and third floors comprises self-contained former office/ ancillary accommodation, access to which is from the rear via New Inn Yard. The upper floors above No.180 (2 windows on right hand side) comprise a self-contained flat, which has been let on a long lease and is also accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

The property is listed, an EPC is therefore not required.

Buyer's Fee

Please note the successful buyer will be required to pay the Auctioneers a buyer's fee of £1200 (inclusive of VAT) upon exchange of sale memoranda.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 195 London E1**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, Part First, Second and Third Floors (1)	Vacant	<div>Ground Floor</div> <div>260.00 sq m (2,798 sq ft)</div> <div>Part First Floor</div> <div>88.18 sq m (950 sq ft)</div> <div>Part Second Floor</div> <div>69.26 sq m (746 sq ft)</div> <div>Part Third Floor</div> <div>79.31 sq m (853 sq ft)</div> <div>Basement</div> <div>233.00 sq m (2,508 sq ft)</div> <div>Total</div> <div>729.75 sq m (7,855 sq ft)</div>			
No.180 – Upper Floors Part First, Second and Third Floors	Individual	Flat on Part First, Second and Third Floors – not measured	125 years from 28.07.2006	£100 p.a.	Reversion 2131

(1) Areas provided by the Joint Auctioneer.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms A Khan, DLA Piper UK LLP. Tel: 0113 369 2026 e-mail: annie.khan@dlapiper.com
Joint Auctioneer Jessica Hawes, GVA. Tel: 0207 911 2409 e-mail: jessica.hawes@gva.co.uk

GVA
An APLEONA company

