



**STIRLING
ACKROYD**

FOR SALE

**22/23 Holywell Row,
London, EC2A 4JB**

2,347 sq ft

**Mixed Use
Commercial/Residential
Freehold Investment In
The Heart of Shoreditch**



VIDEO TOUR

stirlingackroyd.com



Description

A rare opportunity to acquire a contemporary mixed use freehold property in the heart of Shoreditch, arranged over ground, first, second and third floors with the benefit of a large first floor roof terrace and a balcony on the third floor. The original historic property was extended and redeveloped in 2008, designed by award winning Stephen Taylor Architects. Holywell Row is a quiet and private street close enough to sample the delights of Shoreditch.

No 22: Ground and First Floor Office- The commercial unit benefits from air conditioning on the ground floor and a fantastic 400 sq ft first floor rear private terrace. It also has a kitchen and shower room. Currently let to The Light Lab on a ten year, effective FRI lease, at a passing rent of £66,500 per annum with an expiry of 29th September 2034 (mutual break opportunity in September 2029). Light Lab have been in occupation there since 2014.

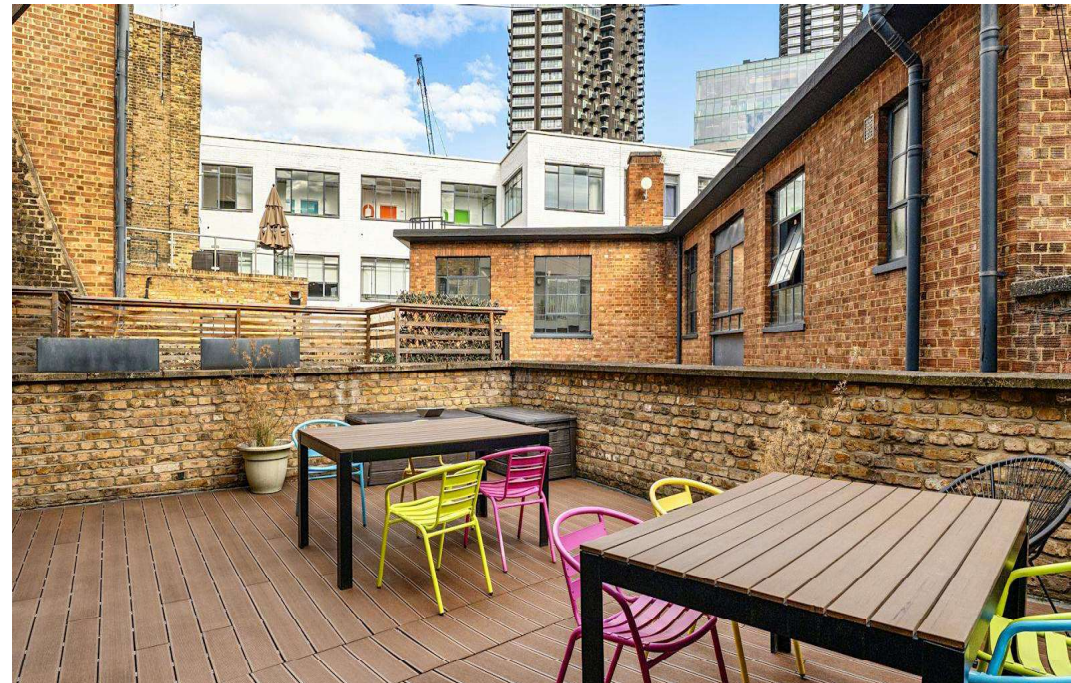
No 23: Second and Third Floor Residential - This well designed, light filled duplex flat has two double bedrooms, two bathrooms (one ensuite), separate WC and a large open plan living area with modern kitchen and stunning city views. There is also a private second floor balcony. It is offered with Vacant Possession and has an ERV of £3,750 per calendar month.

Both spaces are self contained, having separate front doors/postal addresses as well as utilities but with a communal stairwell. The property is ideal for residential owner occupiers seeking additional commercial income or an investor wanting a mixed use asset.

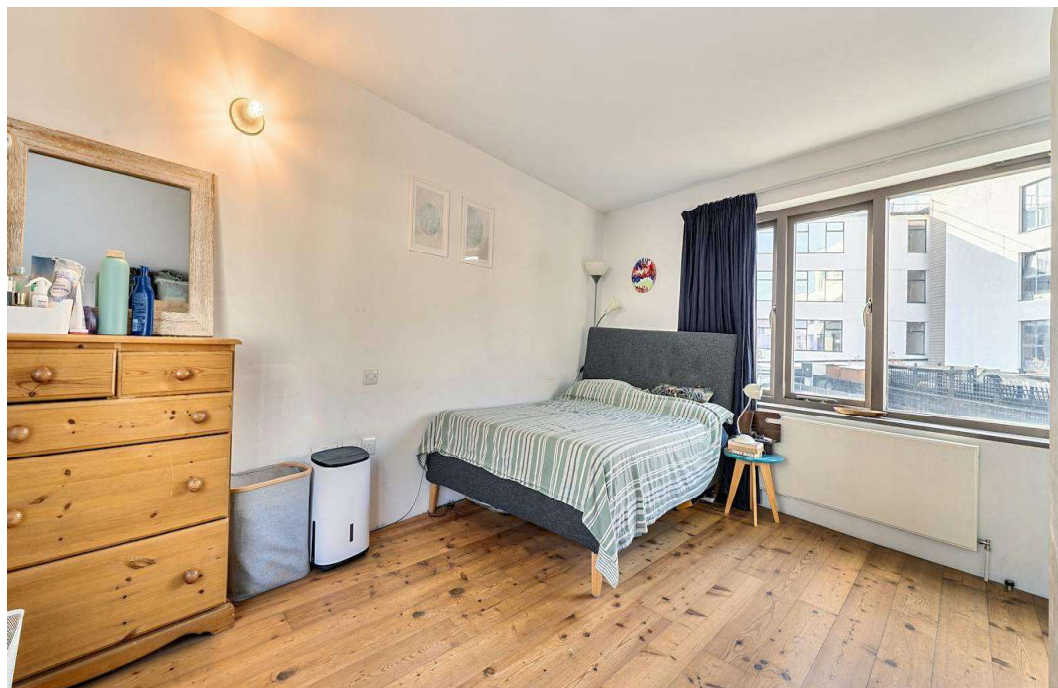
Key points

- Four Storey Mixed-Use Freehold Building - Whole Building ERV £111,500 Per Annum
- Commercial Unit 1,382 sq ft - £66,500 PA income
- Residential 965 sq ft - Stunning Duplex Two Bedroom Flat Offered Across Second & Third Floors With Vacant Possession (ERV £3,750 PCM/£45,000 PA)
- Prominent Location - Surrounded By Coffee Shops, Restaurants & Food Markets
- Moments From Shoreditch High Street, Old Street & Liverpool Street Stations
- Commercial & Residential Spaces Are Self Contained With Separate Titles - Ownership Can Be Split If Desired





Commercial



Two Bedroom Duplex Flat

Location

Benefiting from a prominent location, being situated within a short walk to Liverpool Street, Shoreditch High Street and Old Street stations. Liverpool Street Station provides extensive connections via the Elizabeth line, London Underground and National Rail connections. The Elizabeth line provides fast connections between Liverpool Street, Whitechapel, Canary Wharf, Stratford, Farringdon, Tottenham Court Road, Bond Street and Paddington, with services also extending towards Heathrow Airport.

The area is surrounded by a number of restaurants, bars and coffee shops and also two street food markets on Leonard Circus and Clifton Street.

Transport Links



Shoreditch High Street 0.2 Miles



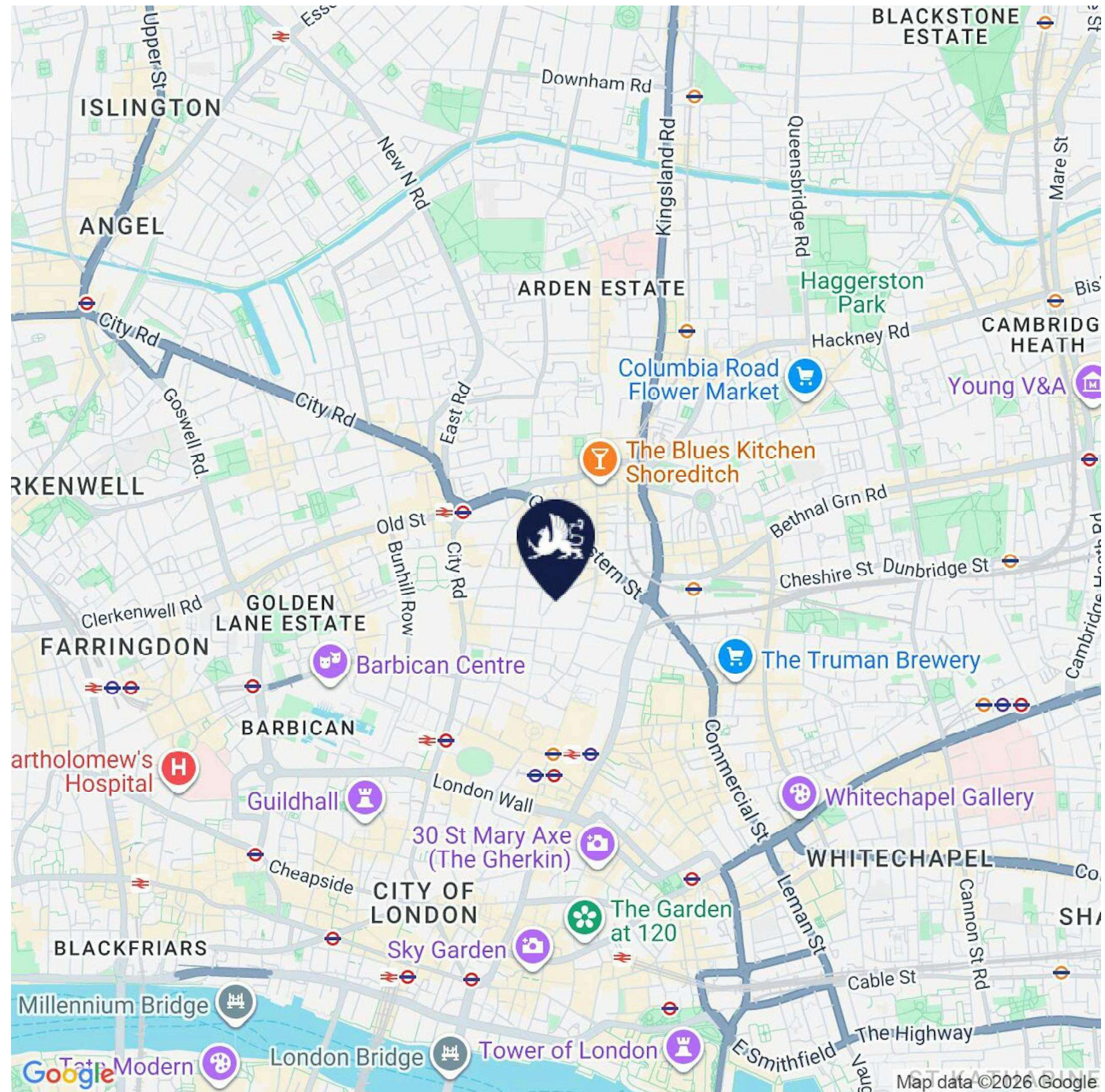
Old Street 0.3 Miles



Liverpool Street 0.4 Miles



Moorgate 0.4 Miles



Accommodation

Name	sq ft	sq m	Availability
Ground	980	91.04	Let
1st	402	37.35	Let
2nd	505	46.92	Available
3rd	460	42.74	Available

Rents, Rates & Charges

Price	£1,700,000
Rates	£12.53 per sq ft Ground & First Floor Only
Service Charge	£3,592 per annum
VAT	Not applicable
EPC	C
Council Tax (Flat)	Band D Currently £2,060.30 For 2026

Viewing & Further Information



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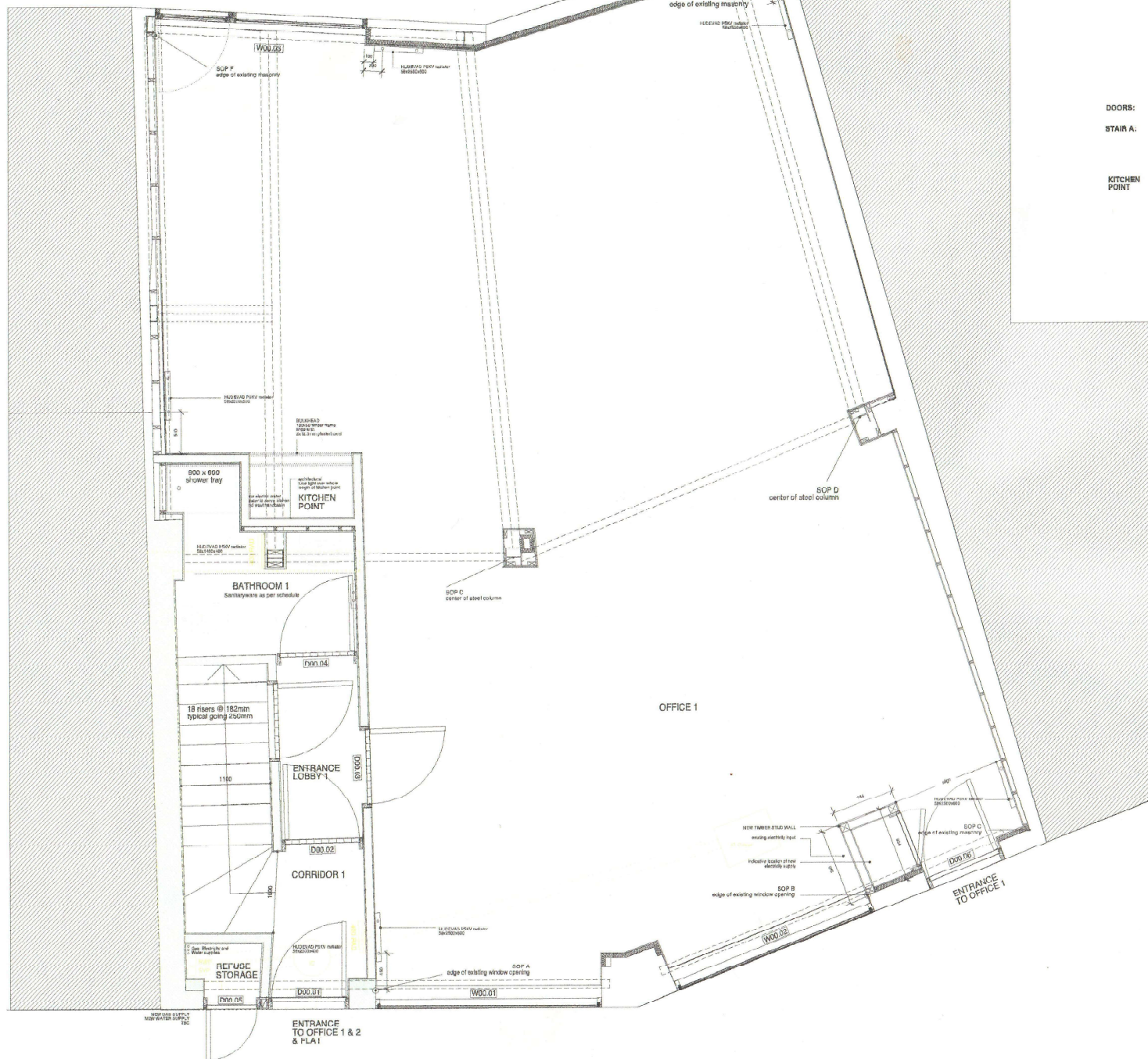


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FINISHES

FLOOR: OFFICE 1, CORRIDOR 1, ENTRANCE LOBBY 1, DATA ROOM 1

70mm polished concrete topped to provide finished floor finishology & procedure to be approved by contractor to provide satisfactory finished surface

CEILING: OFFICE 1

CEILING TYPE 1

existing ceiling to be battened out & to be 2 layers of plasterboard - skin on around existing hangers with 100mm mineral wool between joists

CORRIDOR 1, ENTRANCE LOBBY 1, BATHROOM 1

CEILING TYPE 2

2 layers of plasterboard, plaster coat & skim on around existing hangers with 100mm mineral wool between joists

DOORS: REFER TO DOOR SCHEDULE

STAIR A:

new surfaced staircase with skirting cut to profile
knop with brass faced ply stained in RAL 501
new timber handrail painted in RAL 501

KITCHEN POINT

new IKEA
mini kitchen
with 1 x sink
& 1 x hob
& 1 x oven
new 100mm deep splashback
new IKEA
cabinet & cupboards
& 1 x side light
over entire length

WALLS: WALL TYPE 1

100mm brick to 100mm concrete
plaster coat & skim on both sides

WALL TYPE 2

insulate floor & rest of ground floor
2 layers of 12.5mm plasterboard & skim coat (100mm & 100mm)
Kingspan K12 insulation board

WALL TYPE 3

all existing walls to be battened with 100mm
insulated timber & plastered with 100mm plaster,
skim and painted finish

Dimensions to be checked on site

Project 22/23 Holywell Row - Phase 2

Drawing Title Ground Floor General Arrangement Plan

Date 20/07/2021 Scale 1:250 A1

Status Construction Project No. 140

Drawing No. 145-100 Drawn CM

Checked Approved

CAD Ref. Revision K

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FIRST FLOOR PLAN
1:25 @ A1

Dimensions to be checked on site

Project 22/23 Holywell Row - Phase 2

Drawing Title First Floor General Arrangement Plan

Date 20/07/07 Scale 1:25 @ A1

Status Construction Project No. 145

Drawing No. 145-101 Drawn CM

Checked Approved

CAD Ref. Hamilton K

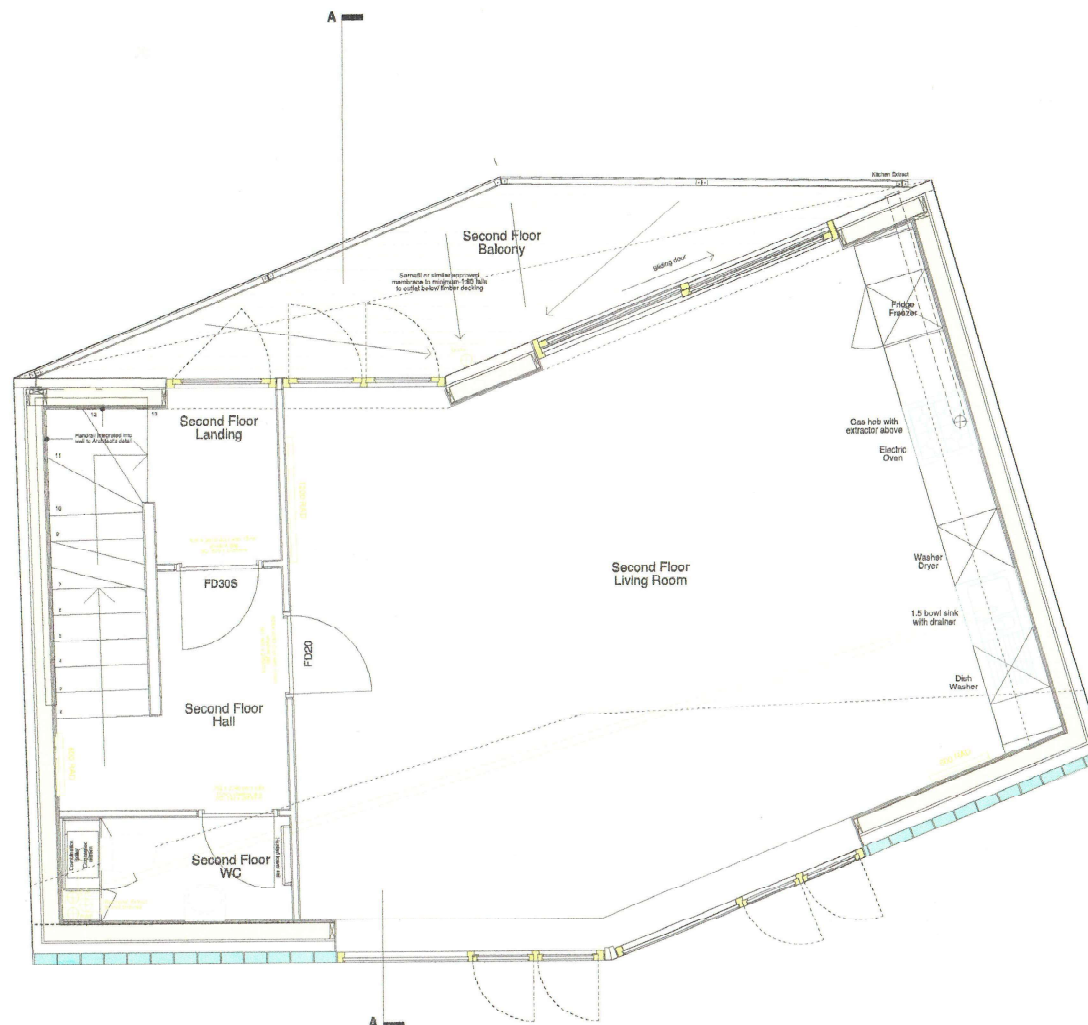
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Dimensions to be checked on site

Project 22/23 Holywell Row - Phase 2

Drawing Title Second Floor General Arrangement Plan

Date 20/07/20 Scale 1:25 @ A1

Drawn 145-102 Project No. 145

Checked 145-102 Drawn CM

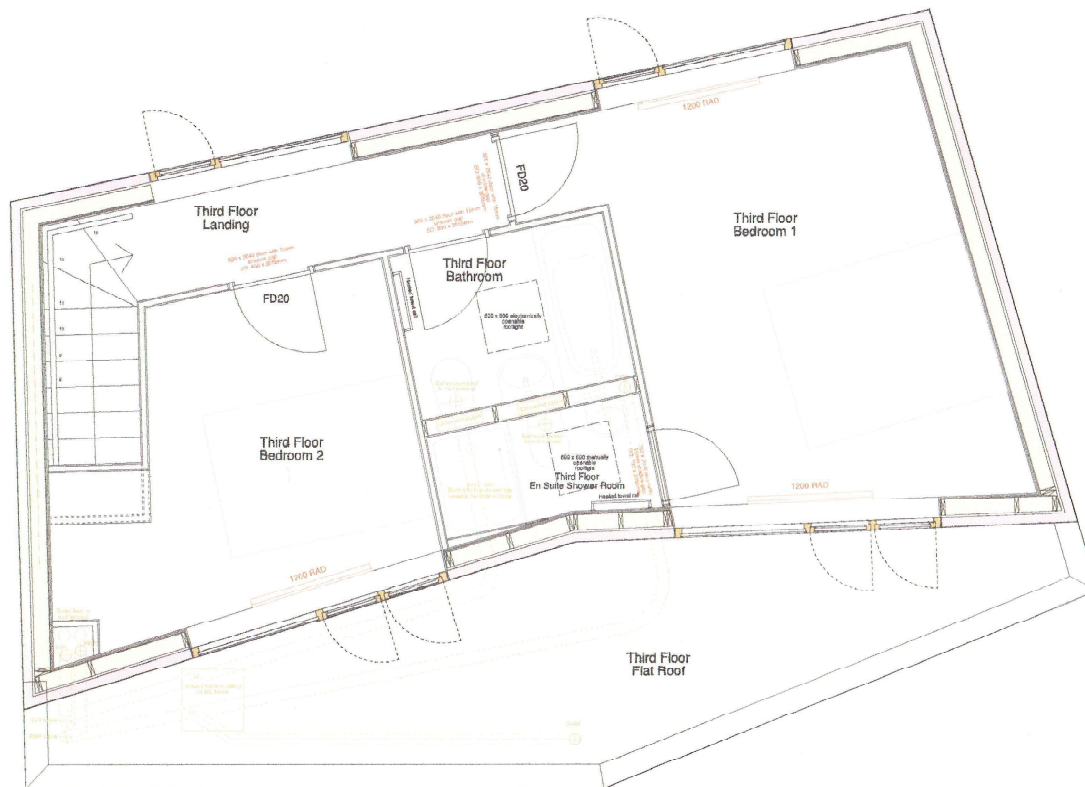
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Dimensions to be checked on site

Project 22/23 Haywood House - Phase 2

Drawing Title Third Floor General Arrangement Plan

Date 20/07/07 Scale 1:25 @ A1

Status Construction Project No. 145

Drawing no. 145-102 (Green) CM

Checked Approved

Client Ref. Revision K

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