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.





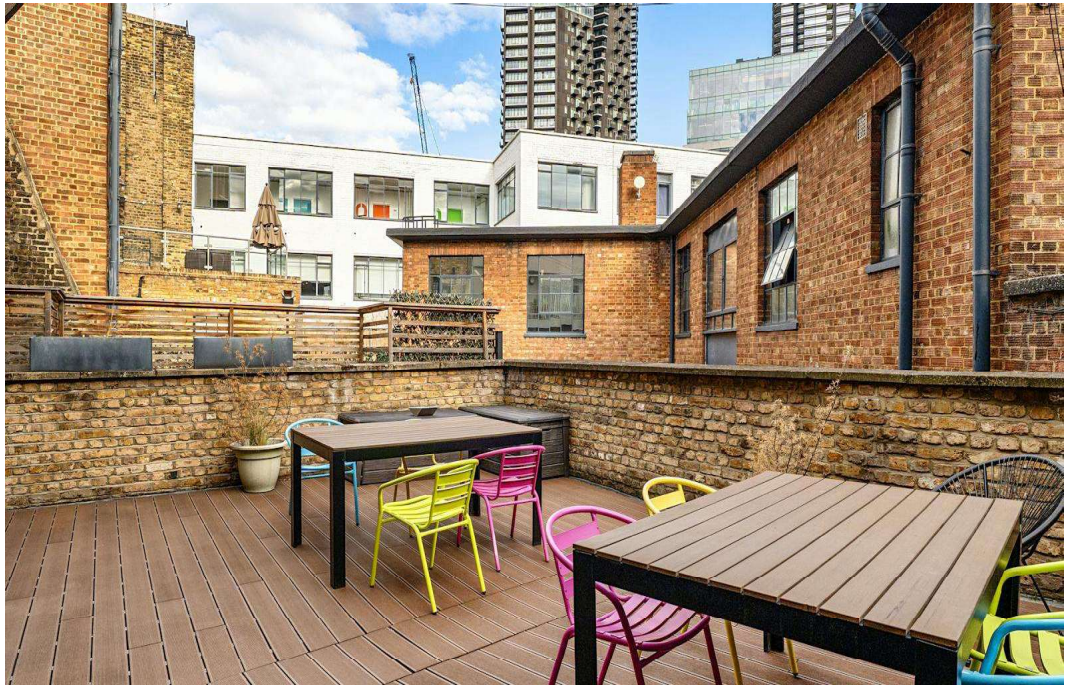
Key points

- Four Storey Mixed-Use Freehold Building - Whole Building ERV £111,500 Per Annnum
- 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

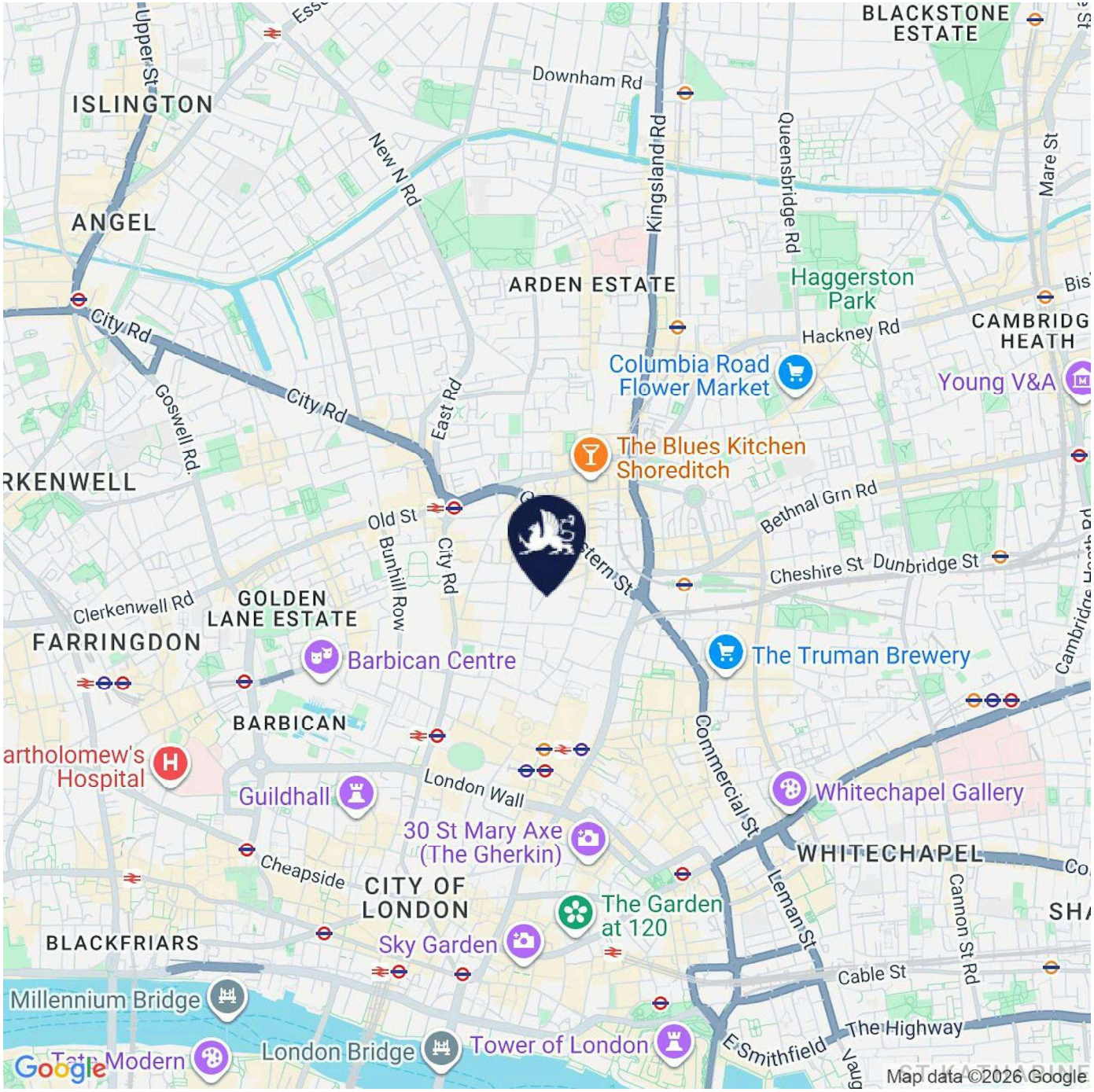
Location

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	£1,500,000
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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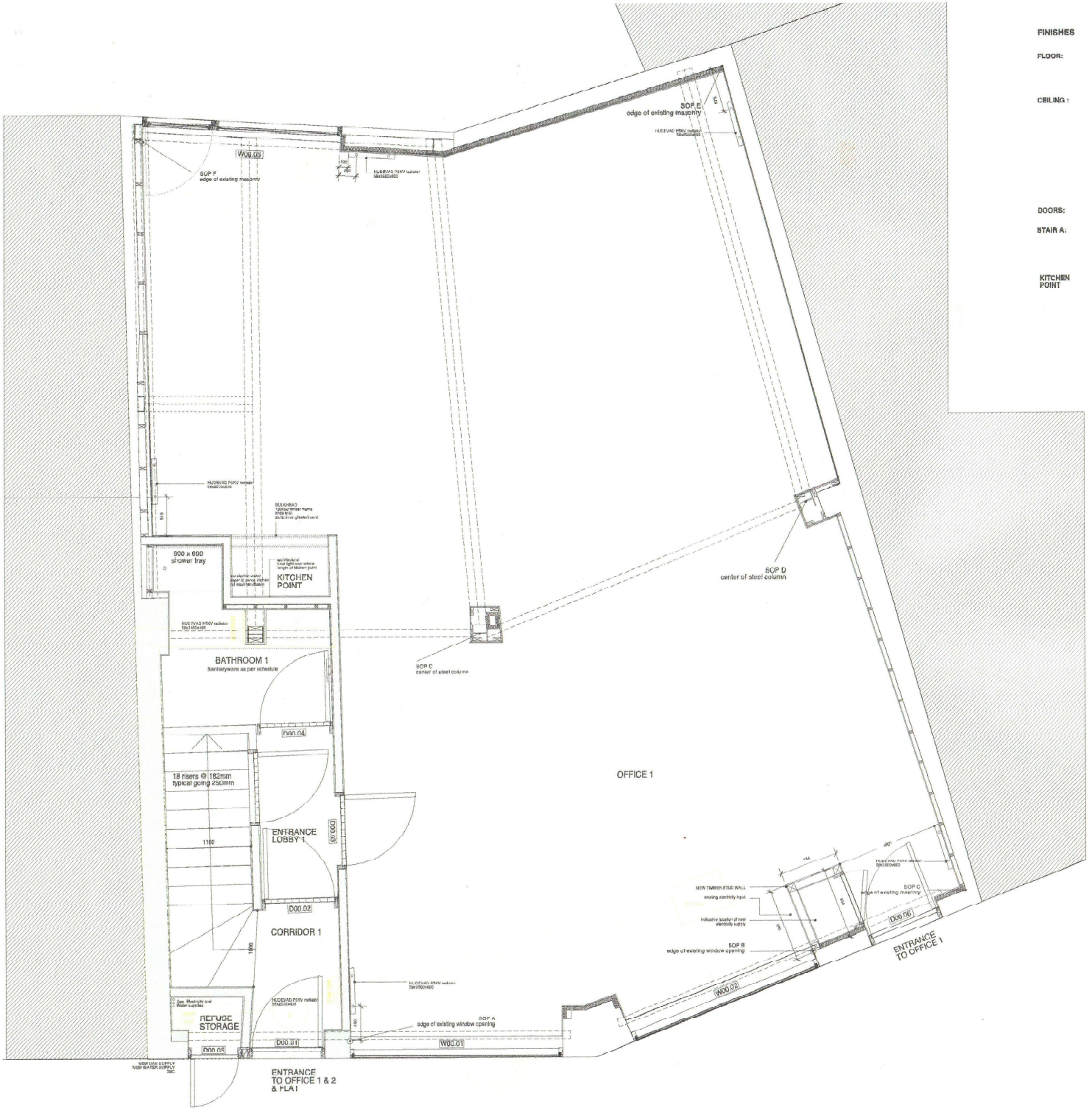


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FINISHES

FLOOR: OFFICE 1, CORRIDOR 1, ENTRANCE LOBBY 1, BATHROOM 1

70mm polished concrete screed to provide finished floor methodology & procedure to be proposed 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 + skim on sound resilient 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 sound resilient hangers with 100mm mineral wool between joists

DOORS: REFER TO DOOR SCHEDULE

STAIR A: new softwood staircase with stringers cut to profile finish with birch faced ply stained in RAL tbc

new timber handrail painted in RAL tbc

KITCHEN POINT new IKEA mini kitchen with s/s sink & s/s worktop & tap & 500 mm s/s splashback

new IKEA shelf & cupboards & tube light over whole length

WALLS: WALL TYPE 1

100mm block to SE's details plaster coat & skim on both sides

WALL TYPE 2

Insulate front & rear at ground floor / pattern walls & 2 layers of 12.5 mm plasterboard & skim coat finish & insulate with Kingspan K12 framing board

WALL TYPE 3

all existing walls to be battened with 50x50 sanatised timber & boarded with foil backed 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	20/07/07	Scale	1:25@A1
Status	Construction	Project No.	145
Drawing No.	145-100	Drawn	GM
Checked		Approved	
CAD Ref.		Revison	K

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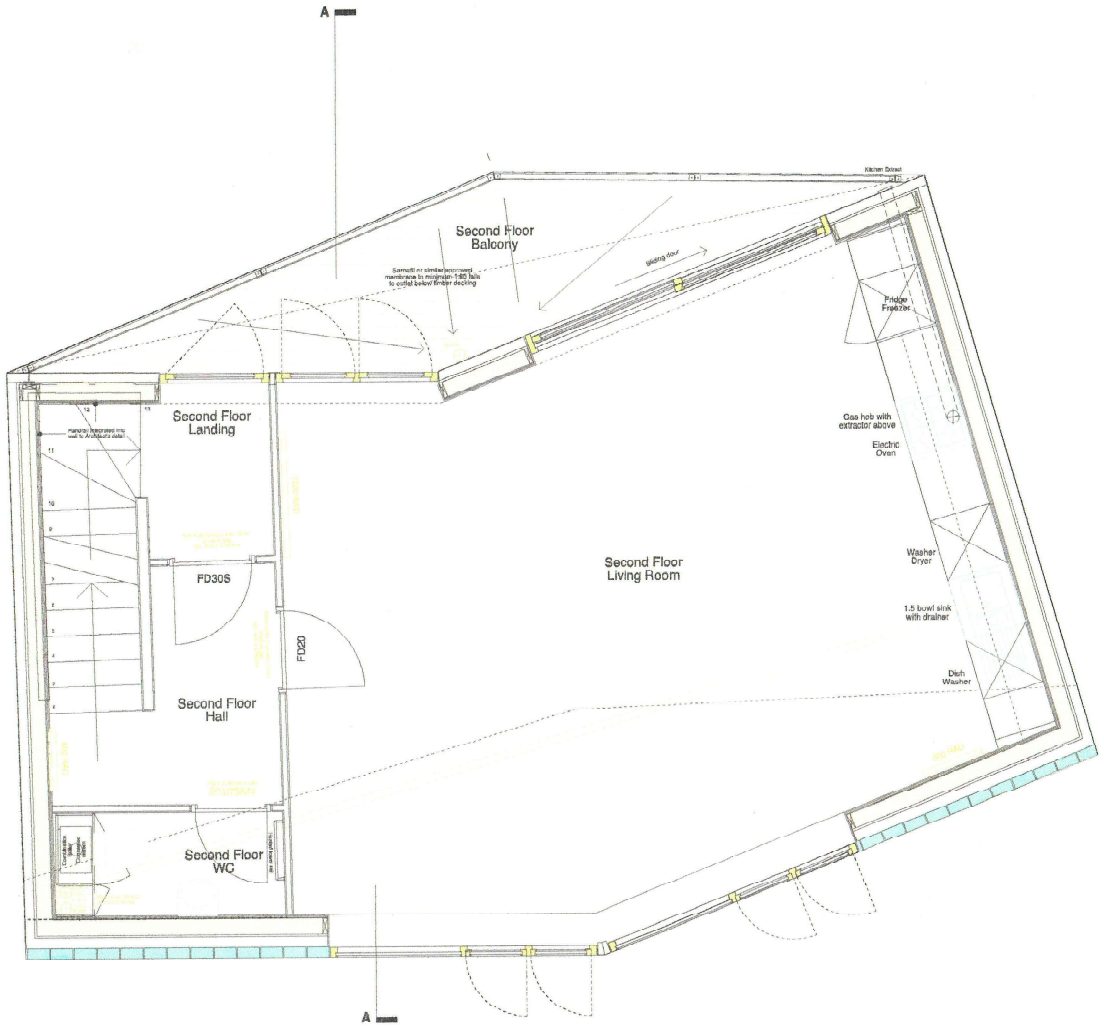
FIRST FLOOR PLAN
1:25 @ A1

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
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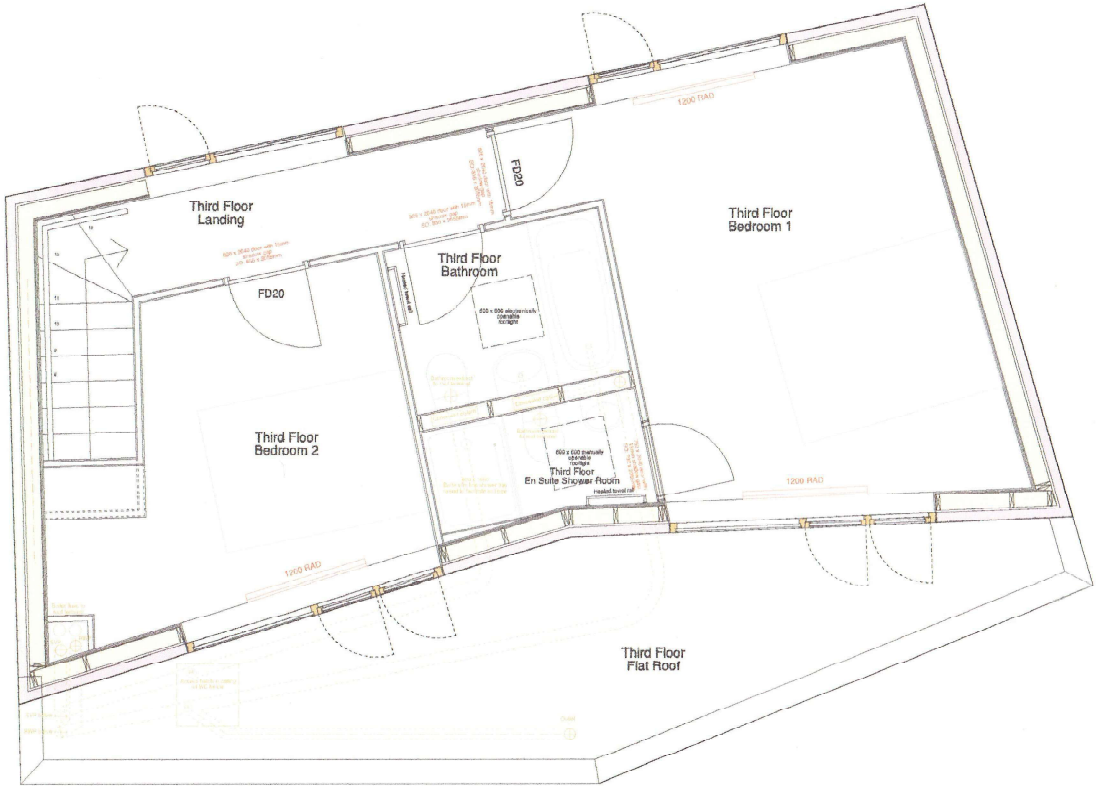
SECOND FLOOR PLAN
1:25 @ A1

Dimensions to be checked on site

Project	22/23 Holywell Row - Phase 2		
Drawing Title	Second Floor General Arrangement Plan		
Date	20/07/07	Scale	1:25@A1
Status	Construction	Project No.	145
Drawing No.	145-102	Drawn	GM
Checked		Approved	
CAD Ref.		Revision	K

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THIRD FLOOR PLAN
1:25 @ A1

Dimensions to be checked on site

Project	22/23 Holywell Row - Phase 2		
Drawing Title	Third Floor General Arrangement Plan		
Date	20/07/07	Scale	1:25@A1
Status	Construction	Project No.	145
Drawing no.	145-103	Drawn	CM
Checked		Approved	
CAD Ref		Revision	K

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