



**STIRLING
ACKROYD**

FOR SALE

**34 New Inn Yard,
London, EC2A 3EY**

2,401 sq ft

**Prime Shoreditch
Freehold Offered With
Vacant Possession and
Planning Permission for
3 Bed House**



VIDEO TOUR

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Description

A rare opportunity to acquire a freehold property in the heart of Shoreditch, with full planning consent for the creation of a substantial three-bedroom luxury townhouse. Planning consent – Ref. 2026/0760

The property is currently a mixed use building with the commercial arranged over ground and lower ground floors, with additional self-contained residential accommodation on the first and second floors, extending to approximately 2,401 sq ft in total.

The consent provides for a comprehensive redevelopment of the property, creating a well-designed townhouse arranged over basement, ground, first, second and third floors. The proposed accommodation includes three bedrooms, each with ensuite facilities, a generous master bedroom with dressing room, reception room, kitchen and dining area, home office, gym and steam/sauna facilities. The design also incorporates an internal atrium, orangery/conservatory and linking corridor, creating a distinctive and contemporary residential scheme spanning over approximately 3,500 Sq Ft.

The proposals also include significant external works, including a refurbishment of the existing façade, new windows and entrance, together with a series of architectural enhancements to the front and rear elevations. The roof is designed to incorporate roof lights and photovoltaic panels.

Located in the heart of Shoreditch, 34 New Inn Yard offers an exceptional opportunity to deliver a high-quality residential property in one of East London's most established and sought-after neighbourhoods.

Key points

- Rare Development Opportunity
- Four Storey Mixed-Use Freehold Building With Vacant Possession
- Full Planning Consent For A Three Bed Residential Home – Ref. 2026/0760
- 2,401 Sq Existing Floor Area
- Existing Commercial Use over Ground & Lower Floors
- Existing Residential Flat over First & Second Floors
- Large Atrium Skylight



Location

Situated on New Inn Yard which is a newly part pedestrianised street linking Curtain Road to Shoreditch High Street, a prime position, and opposite Protein Studios, Frame and Oat coffee shop.

Transport links are excellent with Shoreditch High Street being a few minutes walk and Liverpool Street Station also approximately a ten minute walk.

Transport Links



Shoreditch High Street 0.1 Miles



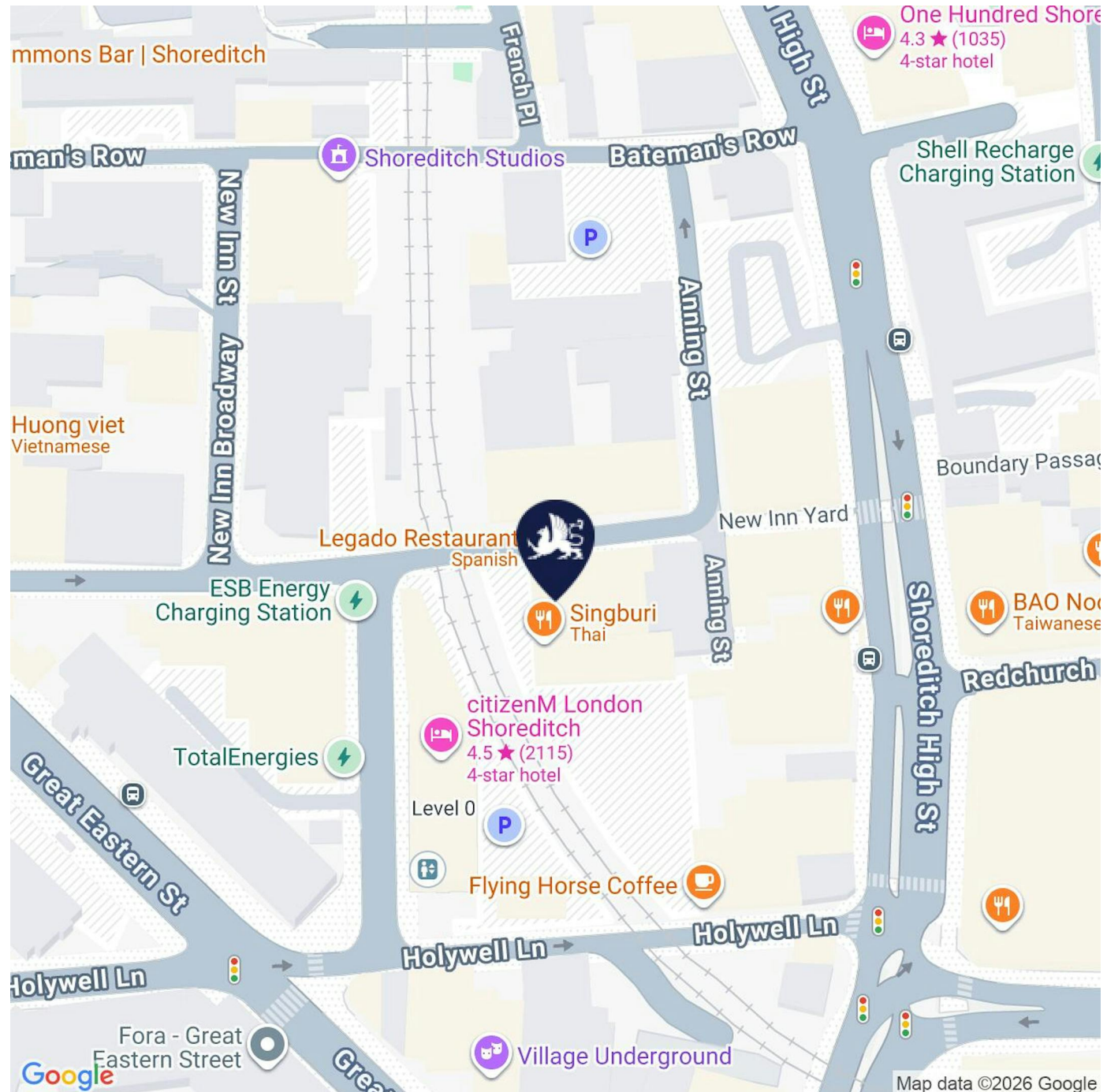
Old Street 0.4 Miles



Hoxton 0.5 Miles



Liverpool Street 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	932	86.59	Available
Ground	849	78.87	Available
1st	310	28.80	Available
2nd	310	28.80	Available

Rents, Rates & Charges

Price	£1,500,000
Rates	Council Tax: Lower Flat £2,840.51 (Band F) Upper Flat £1,831.38 (Band C)
Service Charge	On application
VAT	On application
EPC	D (56)

Viewing & Further Information



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