**7 Bath Place / 314 Old Street**

Shoreditch, London, EC2A 3DR

**Freehold Shoreditch
Courtyard Office Building
for Sale with frontage to Old
Street - of interest to
investors and occupiers**

4,243 sq ft
(394.19 sq m)

- 4,243 sq. ft. GIA / 3,454 sq. ft. NIA
- 3 Floors Let / 1 Floor Vacant
- Comprehensively refurbished in 2019
- Potential for upward extension
- Potential for partial change of use
- 2 Parking Spaces
- NO VAT

7 Bath Place / 314 Old Street, Shoreditch, London, EC2A 3DR

Summary

Available Size	4,243 sq ft
Price	£2,000,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,745 per annum NO VAT
EPC Rating	D (80)

Description

Set within an attractive courtyard development built in the 1990s, this building is one of seven freeholds that surround the shared central courtyard. Positioned in the northeast corner, the property benefits from dual aspects, overlooking both the internal courtyard and Old Street. Access is available via Rivington Street as well as directly from Old Street, with a great opportunity for future retail or showroom use from the Old Street frontage.

The four office floors were comprehensively refurbished in 2019, all benefit from excellent floor-to-ceiling heights, great natural light, wooden flooring, comfort cooling/heating as well as gas central heating, and modern LED lighting throughout. Currently offering a total of approx. 3,454 sq. ft. of net lettable floor area, the Ground, First, and Third floors are currently let (please see the appended tenancy schedule) and the refurbished Second floor is currently vacant and available for rent, offering new owners space for their own occupation or re-letting. Current annual income of £91,215, with a modest ERV of £30,000 on the vacant second floor gives a realistic total income at £121,215 per annum.

We also feel that there is potential for additional floorspace at the top of the building, using the existing loft space with great ridge height and/or extension - a precedent has already been set on the estate. There may also be potential for partial change of use to residential.

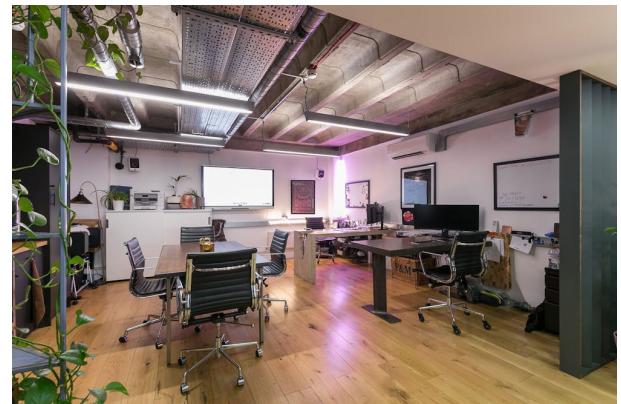
Location

Located between Rivington Street and Old Street, between the junctions with Great Eastern Street and Garden Walk, 7 Bath Place forms part of a quiet courtyard development in the heart of Shoreditch. The main estate entrance including for vehicles is from Rivington Street, with the building also having direct frontage and entrance to Old Street. The stations at Old Street, Shoreditch High Street and London Liverpool Street are within easy walking distance. The 'Shoreditch Triangle' is a busy mixed-use area occupied by many thriving creative and tech businesses and is well served by hotels, shops, amenities, transport, eateries and bars.

Accommodation

The building comprises the following approximate gross internal areas:

Name	sq ft	sq m	Availability
Ground	832	77.30	Let
1st	1,114	103.49	Let
2nd	1,143	106.19	Available
3rd	1,154	107.21	Let
Total	4,243	394.19	



Viewing & Further Information



Sandy Newell

02077499472 | 07966455636
sandy@dominion.london



Michael Newell

02077499476 | 07798764076
michael@dominion.london

Brett Sullings (Stirling Ackroyd)

020 3967 0103 | 07826547772

Terms

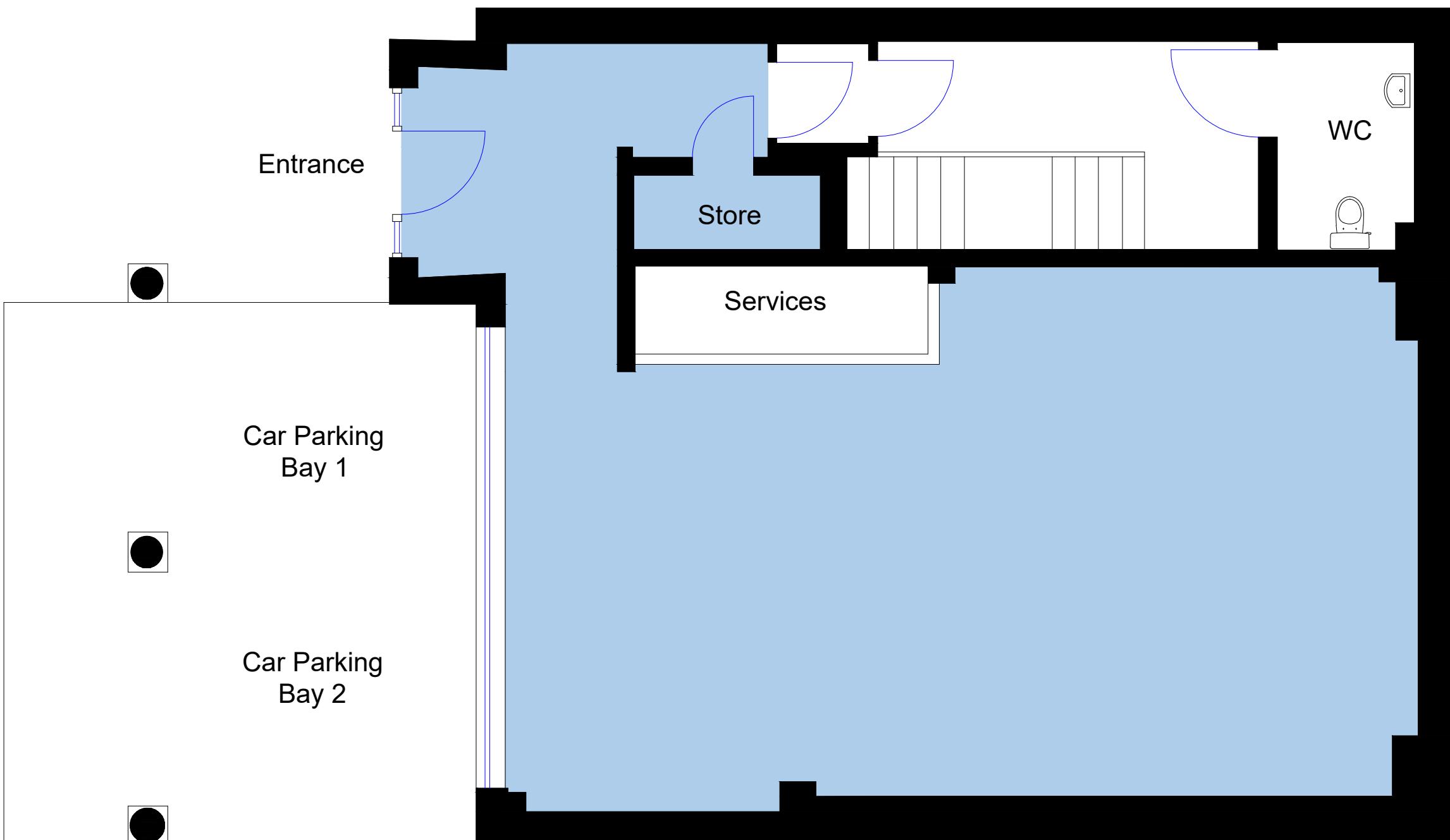
Sale of the Freehold interest in the building along with a share of the estate freehold company.

Price

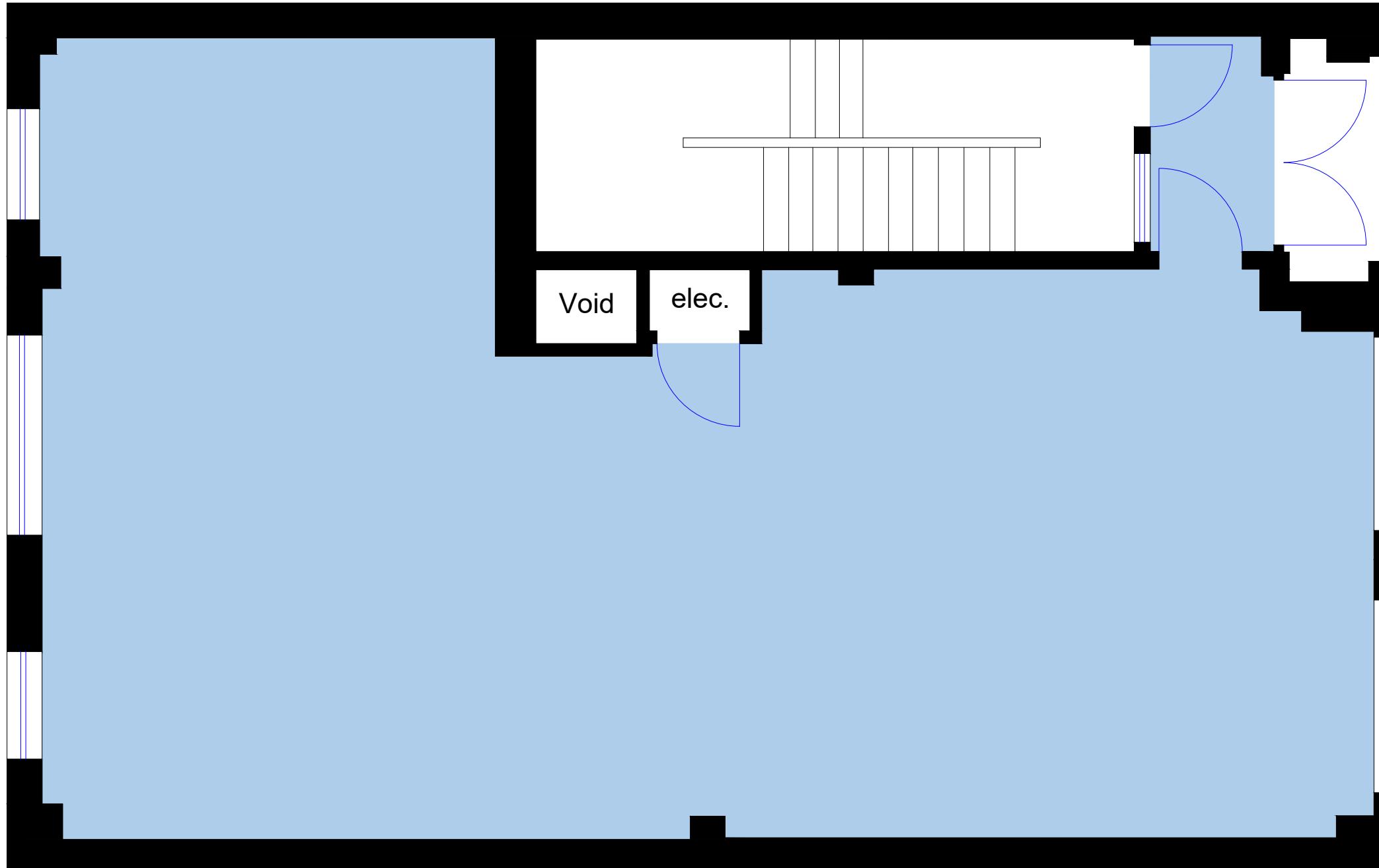
Offers in the region of £2,000,000 - NO VAT

Estate Charge

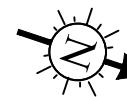
Estimated at £3,745 per annum for the current year - for refuse collection, maintenance and security of the shared courtyard etc. NO VAT. Currently collected from the Tenants via the internal service charge.



General Notes		
		Net Internal Area
1	Issue	04/07/17
No.	Revision/Issue	Date
Firm Name and Address		
sterlingtemple 0203 4639225 www.sterlingtemple.com		
Project Name and Address		
7 Bath Place London EC2A 3DR		
Project	Sheet	
17.06.1286		Ground Level
Date		Floor Plan
July 4th 2017		
Scale		
1:50 @ A3		

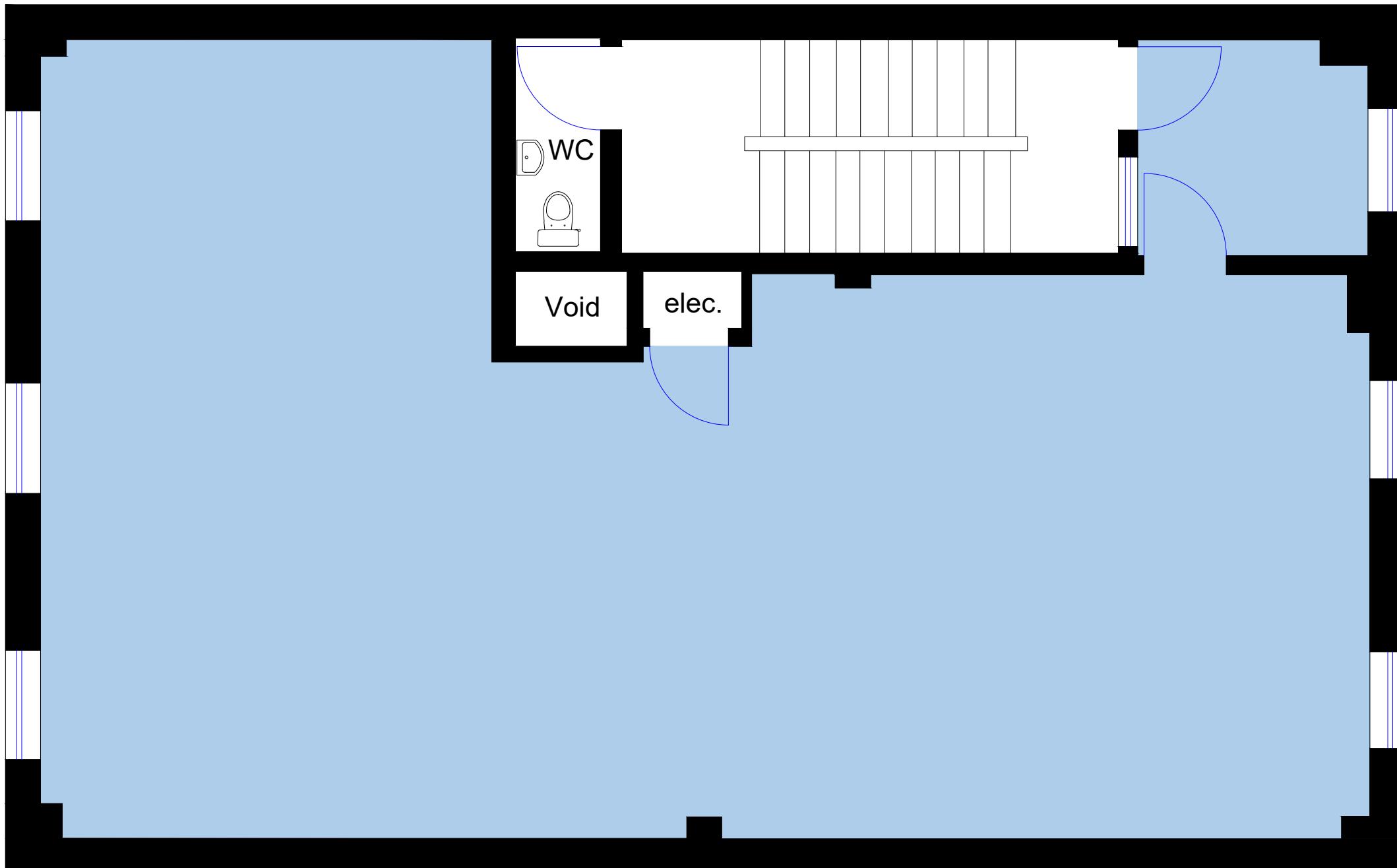


First Level

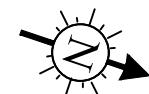


0m 2.5m
1:50 Scale Bar

General Notes		
		Net Internal Area
1	Issue	04/07/17
No.	Revision/Issue	Date
Firm Name and Address		
sterlingtemple 0203 4639225 www.sterlingtemple.com		
Project Name and Address		
7 Bath Place London EC2A 3DR		
Project	Sheet	
17.06.1286		
Date		
July 4th 2017		
Scale		
1:50 @ A3		

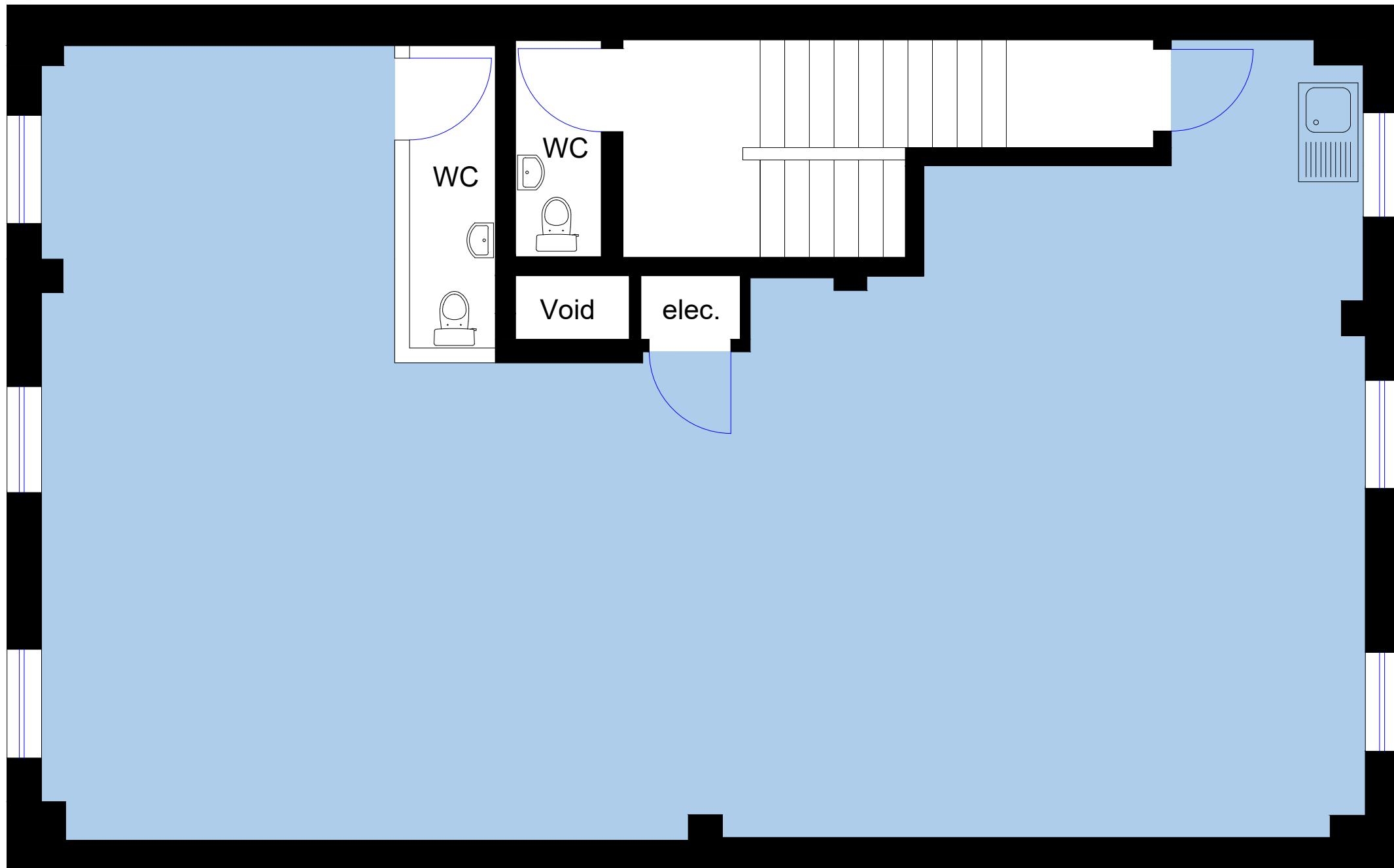


Second Level



0m 2.5m
1:50 Scale Bar

General Notes		
		Net Internal Area
1	Issue	04/07/17
No.	Revision/Issue	Date
Firm Name and Address		
sterlingtemple 0203 4639225 www.sterlingtemple.com		
Project Name and Address		
7 Bath Place London EC2A 3DR		
Project	Sheet	
17.06.1286	Second Level	
Date	Floor Plan	
July 4th 2017		
Scale		
1:50 @ A3		



Third Level



0m 2.5m
1:50 Scale Bar

General Notes		
		Net Internal Area
1	Issue	04/07/17
No.	Revision/Issue	Date
Firm Name and Address		
sterlingtemple 0203 4639225 www.sterlingtemple.com		
Project Name and Address		
7 Bath Place London EC2A 3DR		
Project	Sheet	
17.06.1286		
Date		
July 4th 2017		
Scale		
1:50 @ A3		Third Level Floor Plan

JCR 7 Bath Place Tenancies

Unit	tenant	size sq. ft.	size net nia		current					Deposits held	Notes	
			lease commencement	initial rent	headline rent	rent start date	length of lease	lease expiry	break date			
Ground floor	Project	623	01/08/2023	£23,000	£24,000.00	01/08/2023	3 years		31/07/2026		£6,000	
First Floor	Senia	928	24/09/2024	£32,000.00	£34,000.00	24/10/2024	3 years		23/09/2027	24/09/2026	£10,250.00	24/09/2026
Second Floor	empty	955			£30,000							
Third Floor	Kintzing	948	27/10/2023	£33,215	£33,215.00	27/12/2023	5 years		26/10/2028	26/10/2026	£8,303.75	27/10/2026
Total		3454			£121,215						£24,554	

Note ERV suggested for empty floor in blue