



## 1 Cheshire Street

Shoreditch, London, E2 6ED

### **Rare Opportunity to acquire an Unbroken Freehold in Shoreditch.**

**1,783 sq ft**  
(165.65 sq m)

- Excellent visible street frontage.
- Bright and airy 4-bedroom flat.
- Unmodernised basement floor.
- Extremely desirable ground floor retail.
- Potential for reconfiguration (STPP).
- Retail Income currently £20,160 p.a.



# 1 Cheshire Street, Shoreditch, London, E2 6ED

## Summary

<b>Available Size</b>	1,783 sq ft
<b>Price</b>	£1,650,000 Guide Price
<b>EPC Rating</b>	Upon enquiry

## Description

1 Cheshire Street offers a highly unique and rarely available opportunity to acquire an unbroken freehold on the junction with Brick Lane. The subject property is arranged across five levels and consists of a 4-bedroom, triplex flat, a supremely positioned ground level Retail; and an unmodernised basement. There is currently a tenant in the ground floor who has become a renowned vintage clothing hotspot. The upper floors and basement will be provided with vacant possession on completion of the necessary legal formalities.

There is notable scope for a reconfiguration/renovation of the upper floors and for an increase in the income of the ground level (subject to negotiation) – further details are available on request.

## Location

Brick Lane is a vibrant and diverse area in East London, known for its lively atmosphere, cultural diversity, and unique character. It has a rich history of immigration, with different waves of communities settling in the area over time, contributing to its unique mix of cultures and traditions. The street is famous for its street art (including the appearance of a Banksy artwork opposite this property), vintage shops, and eclectic food scene, featuring a range of international cuisines, including Bangladeshi, Indian, Turkish, and more. It's a popular destination for locals and tourists alike, offering a vibrant and inclusive experience for all.

Brick Lane is well connected to the rest of London by public transport. There are several options for getting around, including buses, the London Underground, Overground trains, and the Docklands Light Railway (DLR). The nearest Underground stations to Brick Lane are Shoreditch High Street (Overground) Aldgate East (District and Hammersmith & City) and Liverpool Street station, which is served by multiple Underground lines, as well as national rail services. There are also several bus routes that pass through or near Brick Lane, including the 8, 26, 35, 47, and 149. These provide connections to other parts of East London, The City, Islington & further through to the West End.

## Terms

Rateable Payable: £11,750.

Tenure: Freehold.

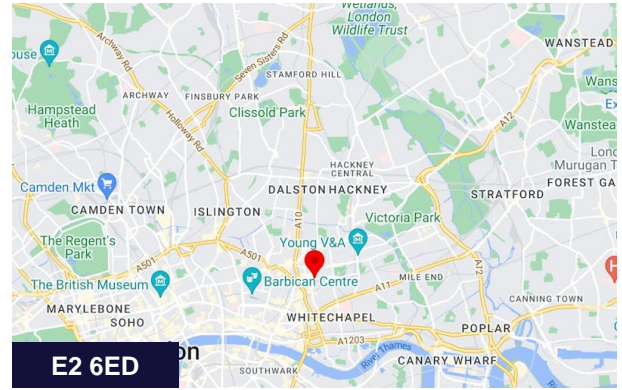
VAT: Not Applicable.

Local Authority: London Borough of Tower Hamlets.

Legal Costs: Each party is to pay their own legal costs.

Viewings: Strictly by appointment with Agents Winkworth Developments & Investments.

Proposal: A 'Guide Price' of £1,650,000 subject to contract, for the Freehold interest.



## Viewing & Further Information



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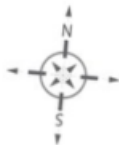
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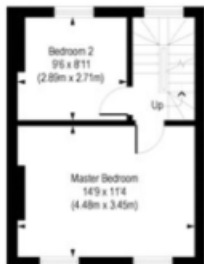
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# Cheshire Street, E2

Approx. Gross Internal Floor Area 1783 sq. ft / 165.66 sq. m



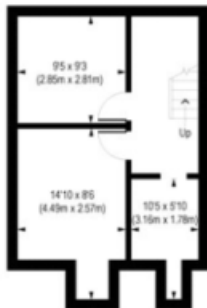
Third Floor  
Gross Internal  
Floor Area 339 sq ft



First Floor  
Gross Internal  
Floor Area 318 sq ft



Second Floor  
Gross Internal  
Floor Area 305 sq ft



Basement  
Gross Internal  
Floor Area 344 sq ft



Ground Floor  
Gross Internal  
Floor Area 476 sq ft