



**A Well Located Commercial & Residential Investment Producing £41,200 per annum**

**Tenure**

Freehold

**Description**

The property comprises a five storey mid terrace building arranged over lower ground, ground and three upper floors internally laid out to provide a lower ground floor office, a ground floor shop, a one bedroom first floor flat and a four bedroom second & third floor maisonette.

**Location**

The property is situated close to the junction of Settles Street and Commercial Road in the East London area of Whitechapel close to local shops and restaurants as well as the famous Spitalfields Market. The open spaces of Altab Ali Park are within easy reach. Transport links are provided by both Aldgate East and Whitechapel underground stations (District, Hammersmith & City lines) and Whitechapel overground station.



**Accommodation & Tenancy Schedule**

Floor	Accommodation	Tenancy	Current Annual Rent
Lower Ground	Two Office Rooms, WC, Kitchenette, Storage Rooms, Rear Courtyard	Vacant Upon Completion (Currently Occupied by the Vendor)	
Ground	Lock Up Shop	5 year FRI Lease from 10th September 2018	£23,000
First	One Bedroom Self-Contained Flat	12 Month AST from 7th February 2018 at a rent of £350 per week	£18,200
Second & Third	Four Bedroom Self-Contained Maisonette	Vacant	