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Leading London's Off Market  
Property Acquisitions

# 220 Bethnal Green Road, Bethnal Green, London

Mixed-Use Freehold Building – Commercial & Residential Investment Opportunity

New to the market is this versatile freehold property, offering a strong combination of commercial and residential potential in a sought-after location.

- The ground floor and basement retail unit is currently vacant, with an Estimated Rental Value (ERV) of £2,000–£2,100 PCM
- Above, a well-proportioned two-bedroom, two-bathroom duplex apartment is currently let at £2,000 PCM, with scope to increase to £2,400 PCM in line with current market rates

This property also offers future development potential, with the possibility of adding an additional floor (subject to planning consent), enhancing both capital value and rental income.



## LOCATION; Shoreditch, E2

The area attracts a diverse and affluent demographic — from professionals working in nearby Liverpool Street and the financial district, to creatives and entrepreneurs drawn to its energy and edge. The streets are lined with a mix of Victorian warehouses, modern developments, trendy cafes, cocktail bars, and globally recognised restaurants.

Shoreditch benefits from excellent transport links, including Shoreditch High Street (Overground), Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan lines, and National Rail), and Old Street (Northern line), ensuring strong footfall and connectivity.

 Shoreditch High Street Station  
0.4 miles

 Bethnal Green Station  
0.6 miles



## Retail - Freehold Investment

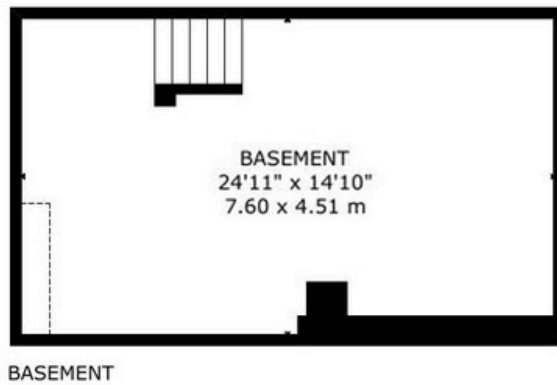
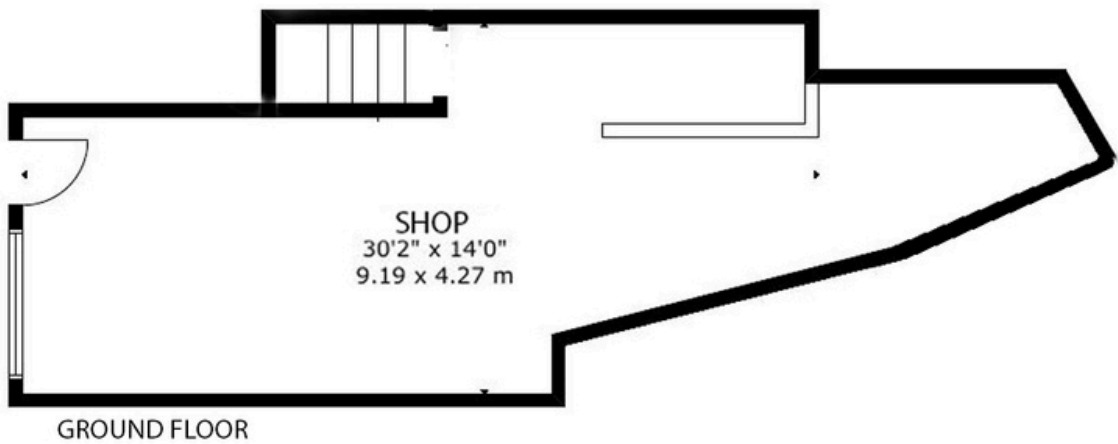


### FEATURES:

- Vacant Possession - Investment/Owner Occupier
- Development Potential
- Shop ERV £2,000 - £2,100 PCM
- Split-level Two Bedroom Apartment (£2,000 PCM) - ERV of £2,400 PCM
- Prime East London Location

# Floorplan

BETHNAL GREEN ROAD E2  
GROSS INTERNAL AREA  
APPROX TOTAL: 71.4.sq.m - 768.5.sq.ft



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This plan is for layout guidance only, within 30% accuracy. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, sq footage & sq metres are approximate. For identification purposes only. The actual property will vary. Price on application for a 100 day licence to use this Plan ©25032025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email. mark@steelondon.co.uk

15700

# Planning Constraints

Greenbelt: No

Conservation Area: No

Listed Building: No

	2020 - 21	2021 - 22	2022 - 23	Total
Houses Required	2,617	3,931	3,391	10,479
Houses Delivered	3,357	3,549	2,779	9,685
Houses Delivered of Target			92%	

# Energy Performance Rating:

	Size	Rating	Score
Retail	TBC	TBC	TBC

6280

8800

780

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