

29 Corsham Street, Shoreditch

LONDON N1 6DR



INCOME PRODUCING MIXED-USE INVESTMENT
OPPORTUNITY NEXT TO OLD STREET STATION

EXECUTIVE SUMMARY

A rare opportunity to acquire an *income producing mixed-use investment* **opportunity next to Old Street** *Station in Shoreditch.*

- The property is ideally situated *1-minute walk from Old Street Station (Northern Line).*
- Comprises a *commercial unit and 6 self-contained flats* (1 x studio, 2 x 1 beds, 2 x 2 beds and 1 x 3 bed) arranged over ground, first and second floors.
- Measuring *5,533 sq ft NIA.*
- The property is fully let producing a current passing rent of £188,200 per annum.
- *Planning permission was granted in August 2025 for the erection of a double-height rear dormer from 25 - 33 Corsham Street (Hackney Council REF: 2025/1319 - [Hackney | Council Direct | Application | 82797](#)).*
- *Freehold.*

PROPOSAL

We are instructed to seek *Offers In Excess Of £3,200,000 (Three Million, Two Hundred Thousand Pounds)*, subject to contract. A purchase at this level reflects a *Low Capital Value of £578 psf.*



LIVERPOOL ST STATION



OLD STREET STATION



29 CORSHAM STREET
170 METERS NORTH

CONNECTIVITY

29 Corsham Street is ideally situated in the heart of Shoreditch, just *1-minute walk from Old Street Station.*

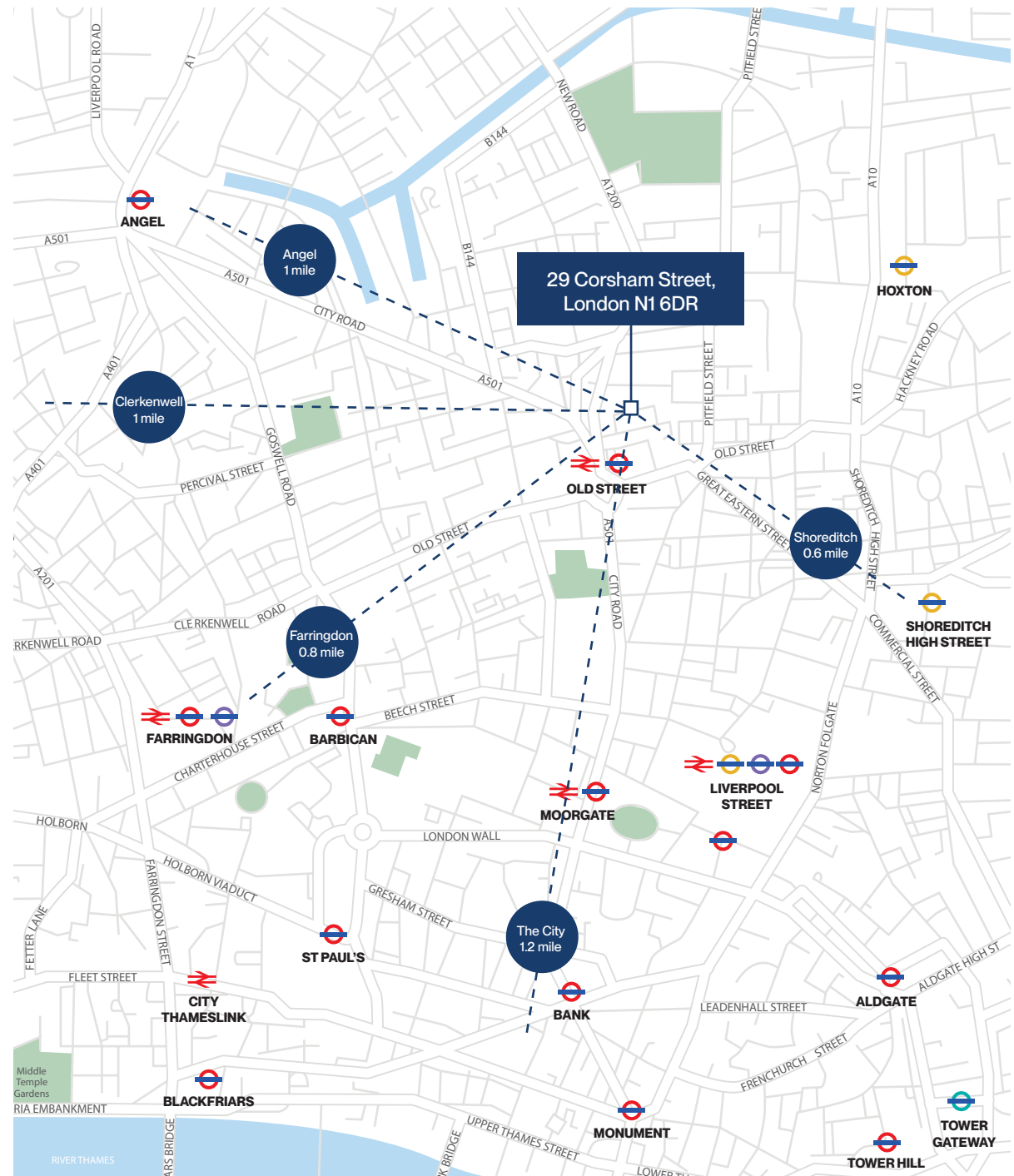
The property enjoys a prime location in London's vibrant *Shoreditch* neighbourhood. Surrounded by an eclectic mix of *renowned eateries, independent cafés, stylish bars, restaurants and boutique shops*, the area offers an *energetic atmosphere* both day and night.

29 Corsham Street also benefits from exceptional connectivity, with *Old Street Station, Liverpool Street station and Shoreditch High Station* all within easy reach, providing access to the *Northern line, Elizabeth line and London Overground* services. From Old Street, King's Cross St Pancras can be reached in as little as 5 minutes.



Journey times from Old Street Station (Northern Line):

BANK	NORTHERN LINE	2 MINS
ANGEL	NORTHERN LINE	3 MINS
KING'S CROSS	NORTHERN LINE	5 MINS
LONDON BRIDGE	NORTHERN LINE	8 MINS
CAMDEN TOWN	NORTHERN LINE	13 MINS



Local Occupiers

GLOBAL BUSINESS

- 1 Amazon
- 2 Farfetch
- 3 Vice
- 4 Mind Candy
- 5 Mother
- 6 Buckley Gray Yeoman
- 7 McCann
- 8 Adobe
- 9 Inmarsat
- 10 We are Social
- 11 Microsoft
- 12 Bulb
- 13 Wielden & Kennedy

EATERIES

- 1 Brat
- 2 The Clove Club
- 3 Gloria
- 4 Ceconi's
- 5 Leroy
- 6 Meatliquor
- 7 Red Dog Saloon
- 8 Bounce
- 9 Shoreditch House
- 10 Shoreditch Grind
- 11 Homeslice Pizza
- 12 Cocotte
- 13 Dishoom
- 14 The Bower

HEALTH

- 1 Frame
- 2 Blok
- 3 Gymbox
- 4 CrossFit Shoreditch
- 5 Fighterfit
- 6 Puregym
- 7 Fierce Grace
- 8 Paragon
- 9 Digma
- 10 Barrys
- 11 Trebel

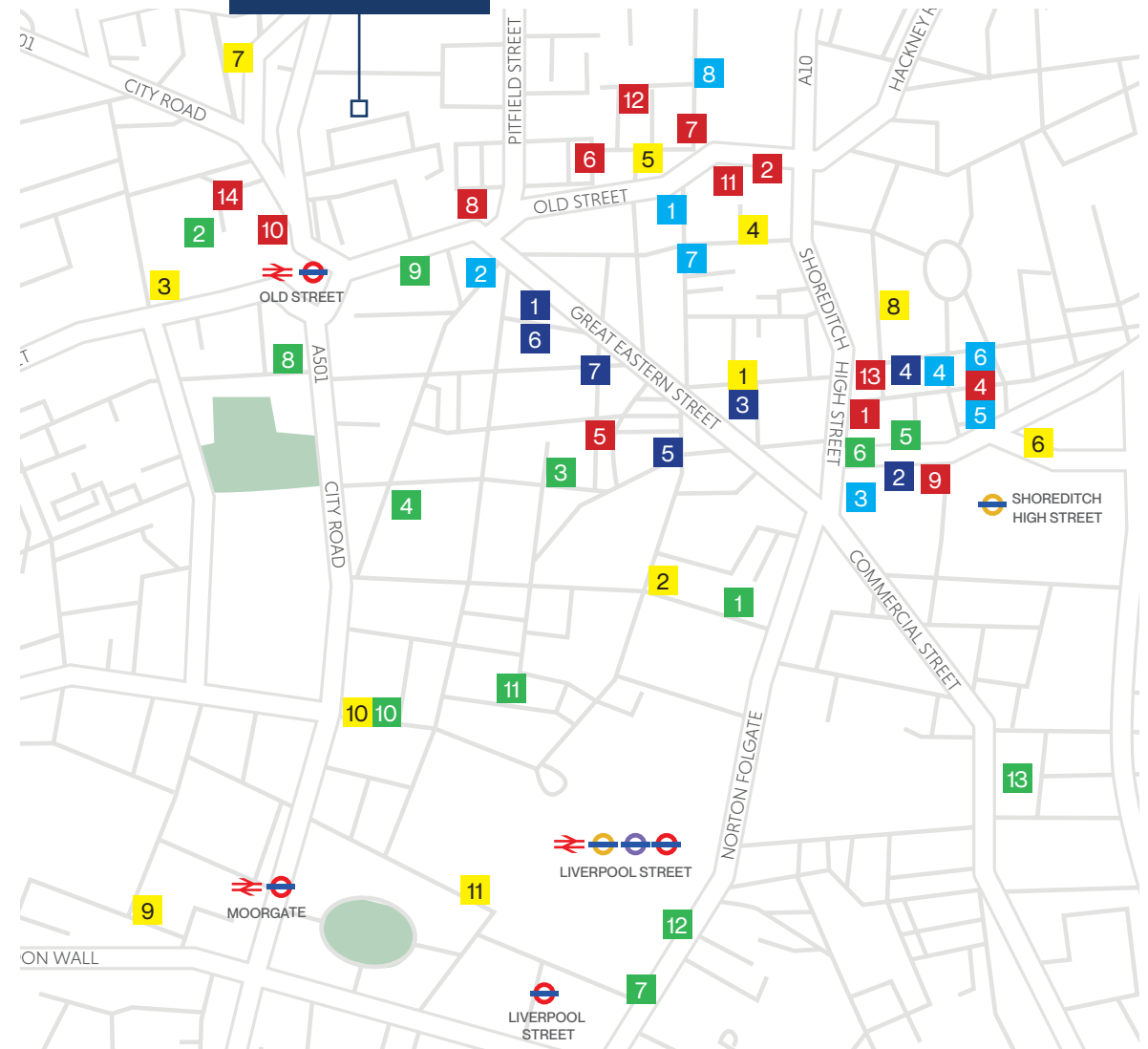
RETAIL

- 1 Goodhood
- 2 Tokyo Bikes
- 3 Boxpark
- 4 Folk
- 5 Aesop
- 6 Browns
- 7 SCP
- 8 Troy Bar

HOTELS

- 1 The Hoxton
- 2 Shoreditch House
- 3 Citizen M
- 4 Boundary
- 5 Mondrian Hotel
- 6 Nobu
- 7 Hart Shoreditch

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London N1 6DR

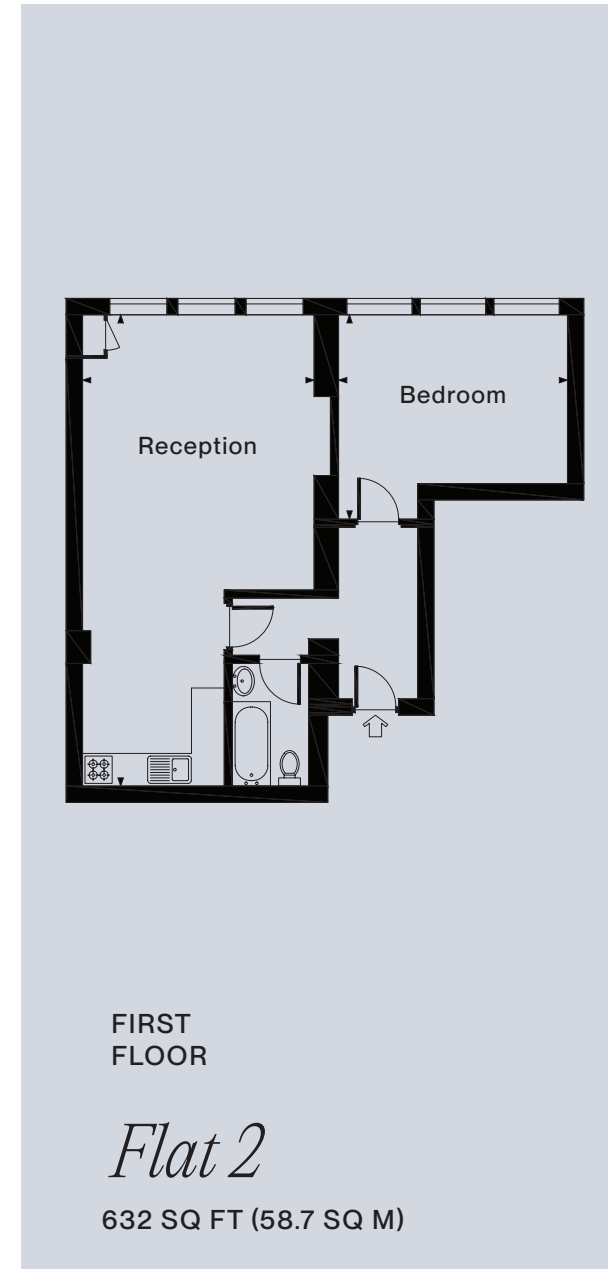
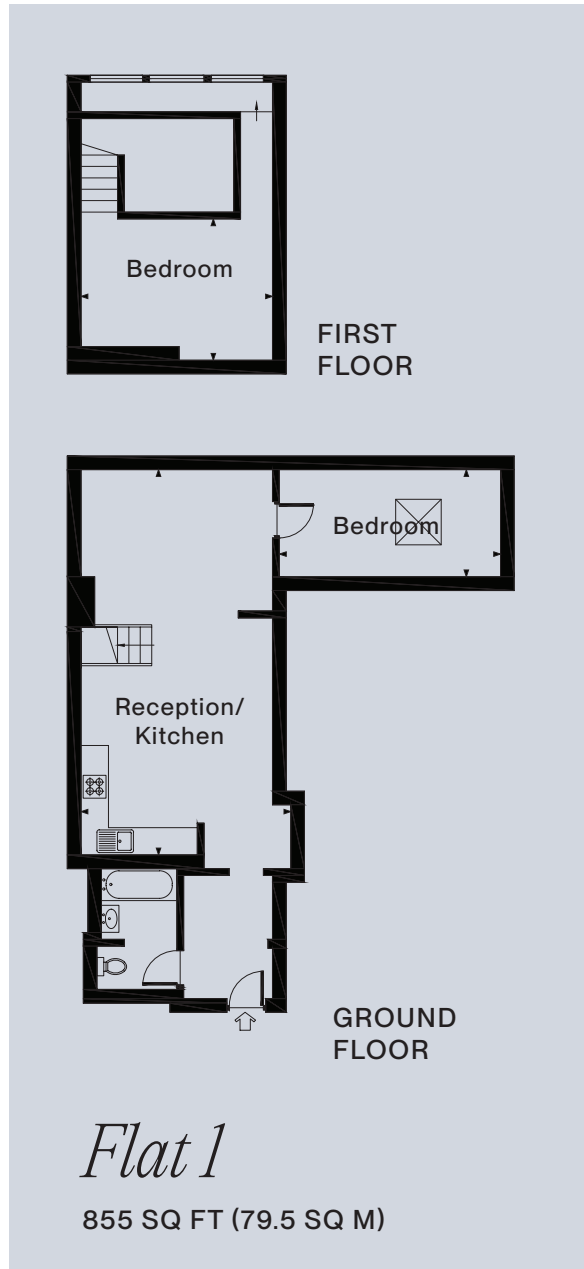
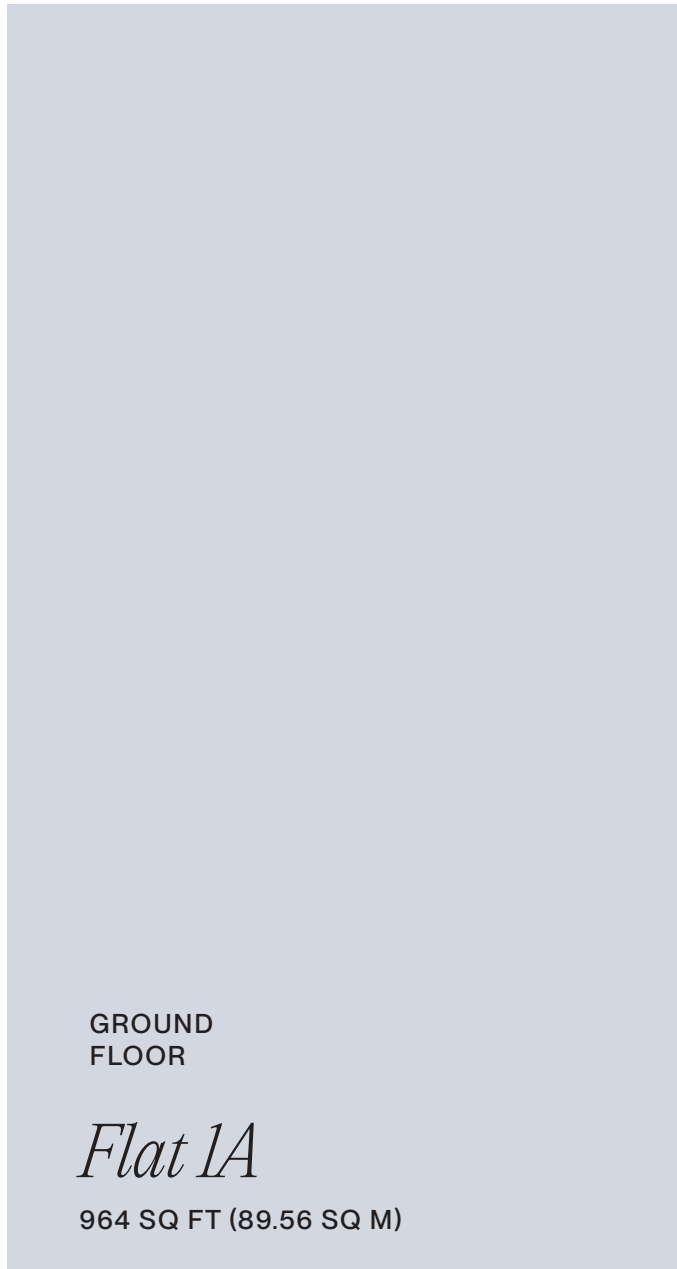


TENANCY & ACCOMMODATION SCHEDULE

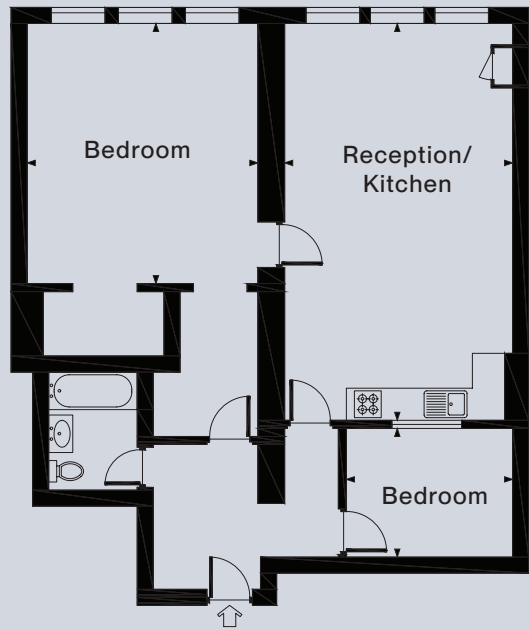
The property comprises a *commercial unit* and *6 self-contained flats* (1 x studio, 2 x 1 beds, 2 x 2 beds and 1 x 3 bed) arranged over the *ground, first and second floors*.

UNIT	DESCRIPTION	AREA (SQ M)	AREA (SQ FT)	RENT PCM	RENT PA
Shop	Commercial	34.37	370	£1,833	£22,000
Unit 1A	Studio	89.56	964	£2,300	£27,600
Flat 1	2 bed	79.43	855	£2,050	£24,600
Flat 2	1 bed	58.71	632	£1,750	£21,000
Flat 3	2 bed	87.42	941	£2,550	£30,600
Flat 4	1 bed	56.76	611	£2,100	£25,200
Flat 5	3 bed	107.77	1160	£3,100	£37,200
TOTAL		514.02	5,533	£15,683	£188,200

FLOOR PLANS



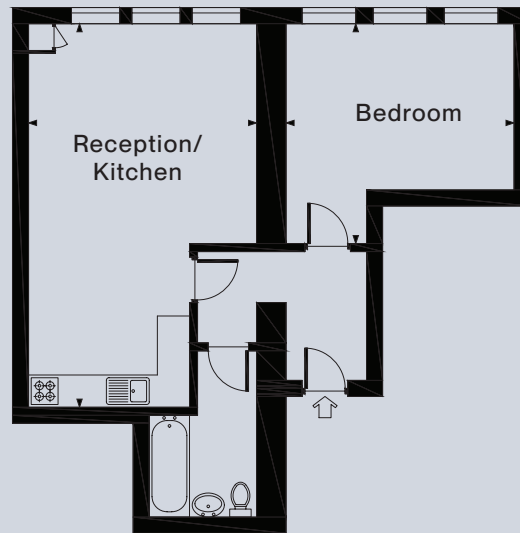
FLOOR PLANS



FIRST FLOOR

Flat 3

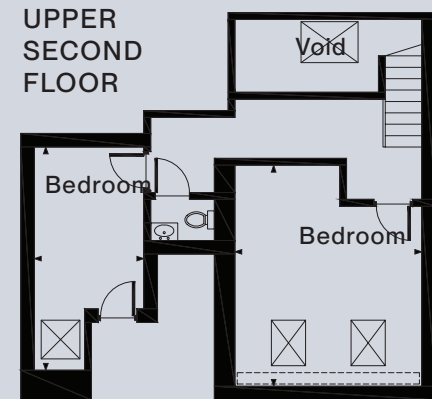
941 SQ FT (87.4 SQ M)



SECOND FLOOR

Flat 4

611 SQ FT (56.8 SQ M)



SECOND FLOOR

Flat 5

1,160 SQ FT (107.8 SQ M)



DEVELOPMENT POTENTIAL

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LOCAL DEVELOPMENTS

There has been significant *investment* and *regeneration* across Shoreditch, Hoxton and the City fringe, including landmark developments such as *Principal Tower*, *The Stage*, *The Arc* and *Nile Works*. Together, the schemes deliver *more than 1,100 new homes* alongside significant public realm, retail, leisure and commercial space, reinforcing the area's transformation into one of *London's strongest mixed-use growth corridors*.



1

Principal Tower

Postcode: EC2A

Distance:
0.4 miles

Avg. Lower £psf:
1,450

Avg. Upper £psf:
2,200



2

The Stage

Postcode: EC2A

Distance:
0.4 miles

Avg. Lower £psf:
1,300

Avg. Upper £psf:
1,850



3

The Arc

Postcode: EC1V

Distance:
0.3 miles

Avg. Lower £psf:
1,250

Avg. Upper £psf:
1,750



4

Nile Works

Postcode: N1

Distance:
0.15 miles

Avg. Lower £psf:
1,200

Avg. Upper £psf:
1,650

TENURE

Freehold.

EPC

Energy Performance Certificates are available on request.

VAT

The property is *not elected for VAT.*

PROPOSAL

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CONTACT US

Further information, including proposed floor plans, is *available on request.*

CHAIM AZIZ

+44 (0)20 7266 8510
+44 (0)7970 824 292
c.aziz@estate-office.com

JAMIE SMAJE

+44 (0)20 7266 8527
+44 (0)7773 435 990
j.smaje@estate-office.com

MATTHEW SHELDON

+44 (0)20 7266 8523
+44 (0)7786 445 645
m.sheldon@estate-office.com

