

Est. 1955

Tarn
&Tarn

493 CAMBRIDGE
HEATH ROAD
LONDON
E2 9BU

INCOME-PRODUCING
FREEHOLD BUILDING
2,058 FT² (GIA)



GENERAL SUMMARY

- Located in a busy retail parade just minutes walk away from Cambridge heath station
- New shopfront recently installed
- Residential element let subject to AST's with rents reserved of £40,800 per annum
- Expected income from the entire building with the commercial element in the region of £69,000 per annum
- Potential redevelopment (STPP)

PROPOSAL

Guide price of £1,050,000 (One Million and Fifty Thousand Pounds) subject to contract

A sale at this level would reflect a 6.9%
Gross Initial Yields



THE PROPERTY

The available property is a mixed-use building, consisting of a self-contained retail space on the ground and lower ground floors, with two residential flats above. The retail unit benefits from plenty of natural light, high ceilings, WC facilities, and excellent transport links, making it a versatile space for various business types. With strong investment and development potential, this property is a great opportunity for buyers looking to add value, whether through refurbishment, redevelopment, or rental income. Its prime location and mixed-use setup make it an attractive choice for both investors and developers.



TENANCY

Retail lease:

- Premises currently vacant.
- Expected rental income: £28,000 per annum

Assured Short-hold Tenancies:

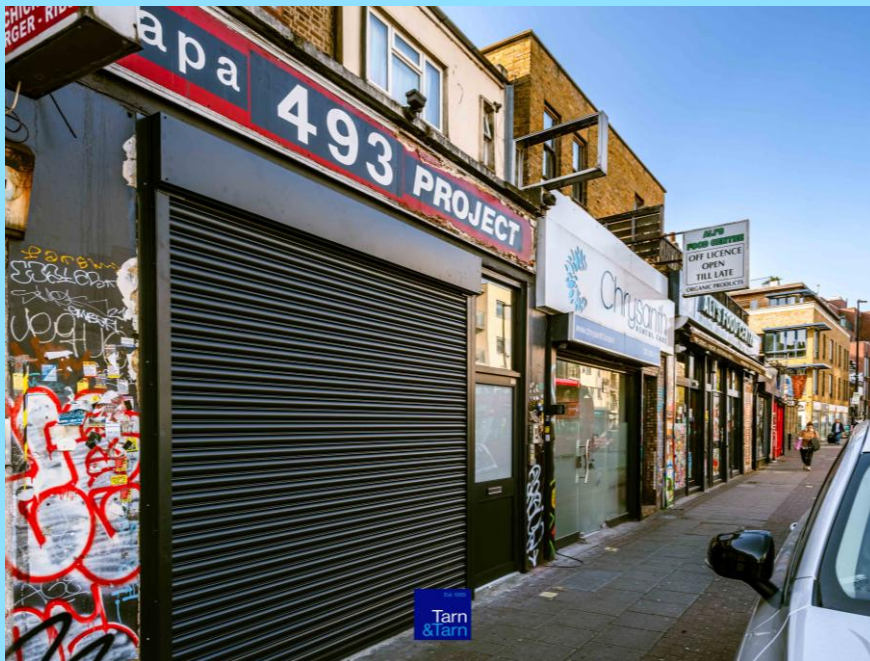
- 1st floor flat (1 bedroom) 12-month tenancy from 25th September 2024 at £20,400 Per Annum
- 2nd floor flat (1 bedroom) 12-month tenancy from 23rd September 2024 at £20,400 Per Annum
- 5 week rent deposit are held on each tenancy



LOCATION

THE AREA

The freehold premises is located on the west side of Cambridge Heath Road, close to Hackney Road, in a lively and well-connected part of the city. With easy road access to central London and great public transport links, it's a convenient spot for both work and leisure. Bethnal Green Underground Station (Central Line) is just a short walk away, offering quick connections to the City and West End. Cambridge Heath Rail Station provides overground links to Liverpool Street, and several bus routes run through the area, making travel even easier. Surrounded by a mix of shops, cafes, and cultural venues, the area has a vibrant, creative feel.

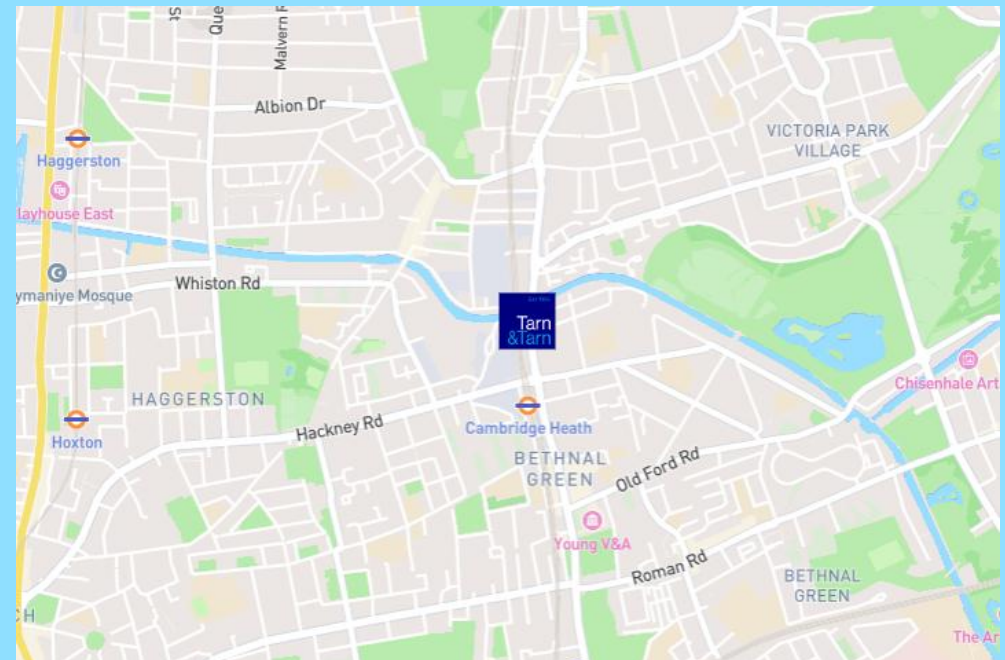


TRANSPORT

🚶 Cambridge Heath Station (2-minute walk) - **Weaver Line**

🚶 Hoxton Station (20-minute walk) – **Windrush Line**

🚶 Haggerston Station (26-minute walk) – **Windrush line**



ACCOMMODATION & SUMMARY

FLOOR	SQ FT(GIA)	SQ M(GIA)	Available size	2,058 sq ft
Ground Floor	433	40.23	Price	£1,050,000
Basement	654	59.92	Legal Fees	Each party to bear their own costs
1 st Floor Flat	490	45.52	EPC Rating	Flats 1 & 2 – D
2 nd Floor Flat	490	45.52		
Total	2,058	191.19		

TENURE

Freehold

To Be be sold subject to the tenancies in place

VAT

Not Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets

YIELD

Price reflects a GIY of 6.9 %

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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VIEWINGS

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