

Est. 1955

# Tarn &Tarn



493 CAMBRIDGE  
HEATH ROAD  
LONDON  
E2 9BU

INCOME-PRODUCING  
FREEHOLD BUILDING  
2,058 FT<sup>2</sup> (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 £900,000 ( Nine Hundred Thousand Pounds) subject to contract

A sale at this level would reflect a 7.67 % Gross Initial Yields



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# 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.

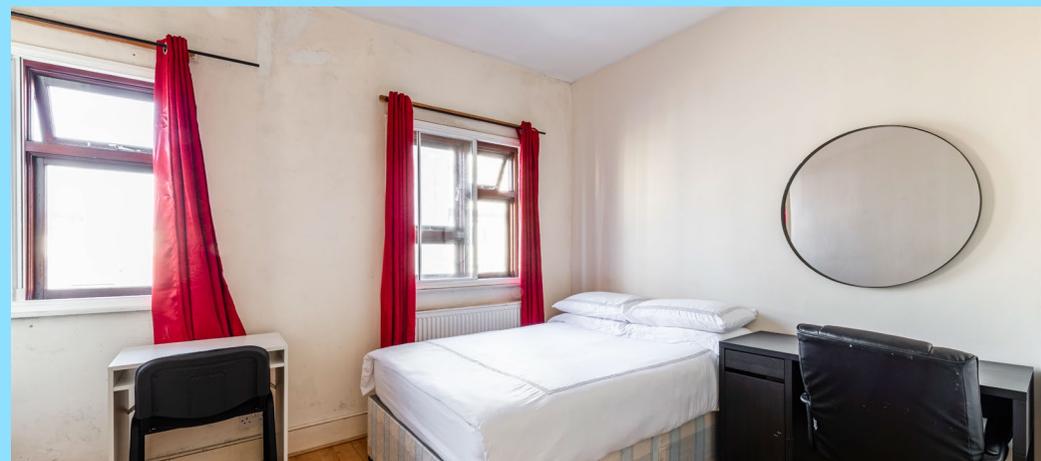
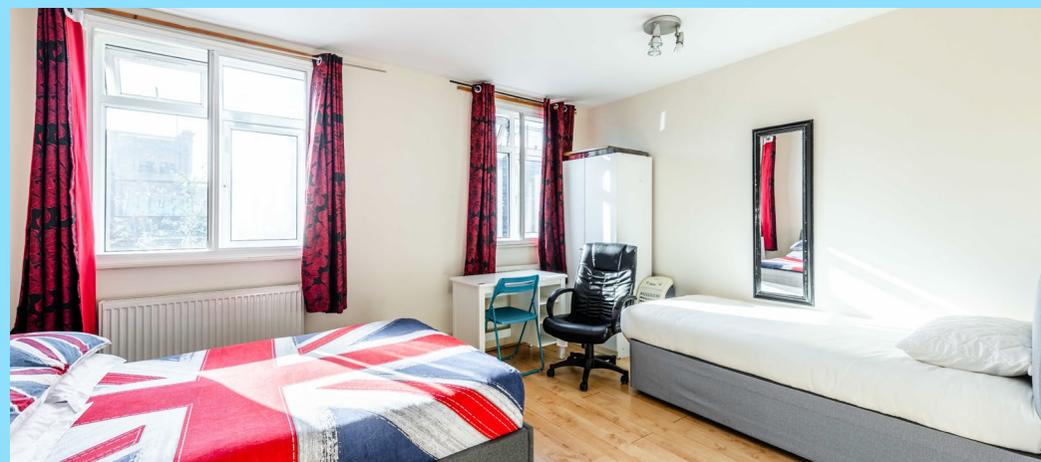
# TENANCY

## Retail lease:

- Ground and Lower Ground – Let to Nail and Beauty Business (KW NAIL LABS LTD - Registered Company House: 16774706).
- Rental income: £28,000 per annum
- 6 months rental deposit
- Lease length: 10 years Outside the LTA Act 1954 from Nov 2025

## Assured Short-hold Tenancies:

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



# LOCATION

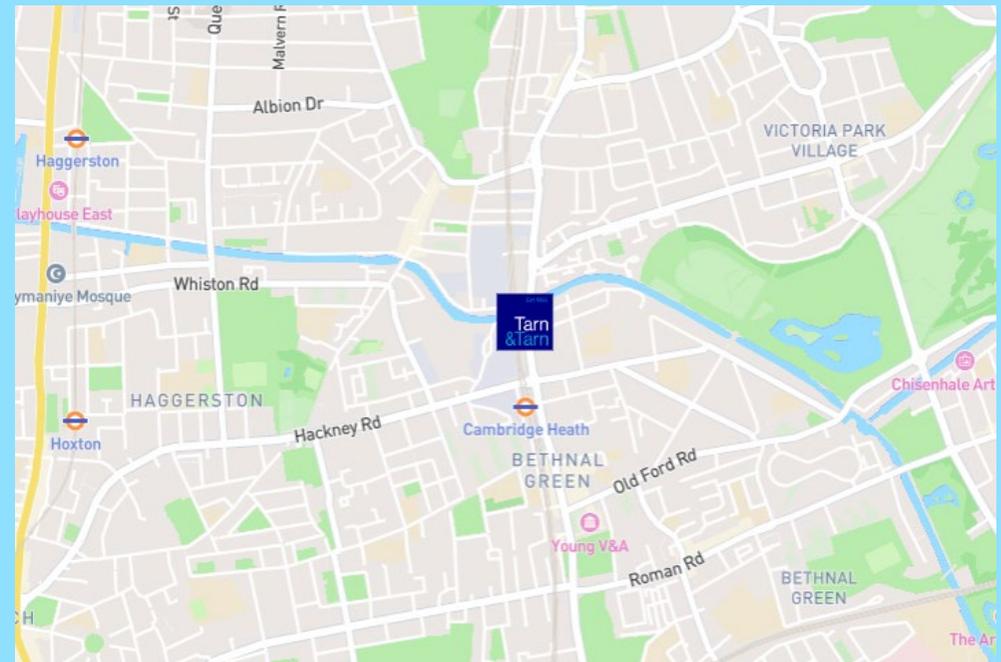
## THE AREA

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	£900,000
Basement	654	59.92	Legal Fees	Each party to bear their own costs
1 <sup>st</sup> Floor Flat	490	45.52	EPC Rating	Flats 1 & 2 – D
2 <sup>nd</sup> Floor Flat	490	45.52		
<b>Total</b>	<b>2,058</b>	<b>191.19</b>		

## TENURE

Freehold

## VAT

Not Applicable

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## YIELD

Price reflects a GIY of 7.67 %

## 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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&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**