



STRETTONS

493 Cambridge Heath Road, London E2 9BU



Fully Let Income Producing Freehold Investment

FREEHOLD FOR SALE

2,058 sq ft (191.2 sq m) GIA

£900,000 / 7.64% Gross Initial Yield / £437 per sq ft

Opportunity Summary

An opportunity to acquire a rare mixed-use Hackney Freehold building, for continued investment purposes

- Located in a busy retail parade just a few minutes walk away from Cambridge Heath Station
- Total Gross Internal Area of 2,058 sq ft / 191.2 sq m
- Commercial unit newly refurbished and let on a 10-year FRI lease from November 2025 at an initial rent of £28,000 per annum
- 2 x 1-bedroom flats both let on rolling ASTs let at a combined value of £40,800
- Fully let investment producing £68,800 per annum reflecting a 7.64% gross yield and an attractive capital value of £437 per sq ft
- Attractive purchase for continued investment purposes and improving total rental income
- Scope for additional massing / upward extension subject to necessary planning consents

Proposal

Guide price of **£900,000** (Nine Hundred Thousand Pounds) reflecting a **7.64% Gross Initial Yield** and reflecting a capital value of **£437 per sq ft** based on the gross internal area

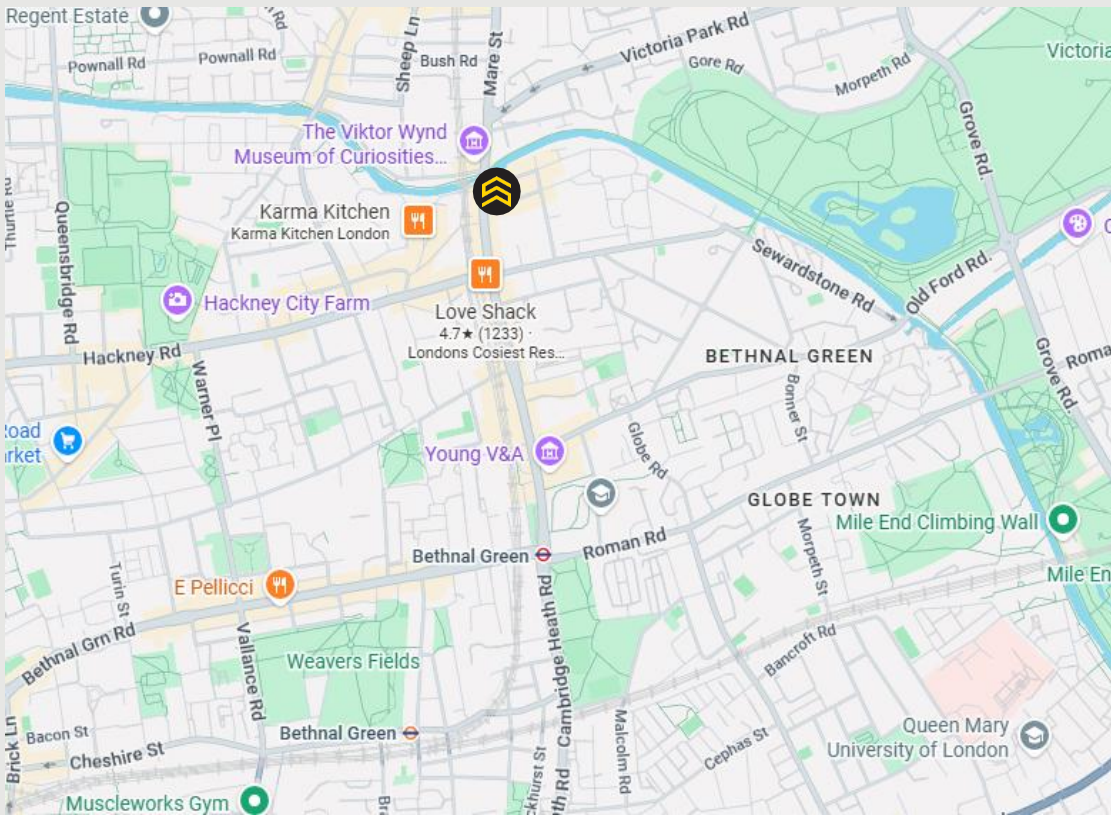


Location

The freehold premises is located on the west side of Cambridge Heath Road, close to Hackney Road.

With easy road access into central London and excellent public transport links, the area is in strong demand for both work and leisure. Bethnal Green Underground Station on the Central line is just a short walk away, offering fast connections to the City and the West End. Cambridge Heath Station is approximately a 2-minute walk, served by the Weaver line. Several bus routes also run through the area, making travel across London straightforward and convenient.

The area itself is surrounded by a vibrant mix of independent shops, cafés, and cultural venues.



Description

The 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.



Accommodation

Floor	GIA Sq Ft	GIA Sq M
Lower Ground (Retail)	433	40.23
Ground Floor (Retail)	654	59.92
First Floor - Flat	490	45.52
Second Floor -Flat	490	45.52
Total	2,058	191.19



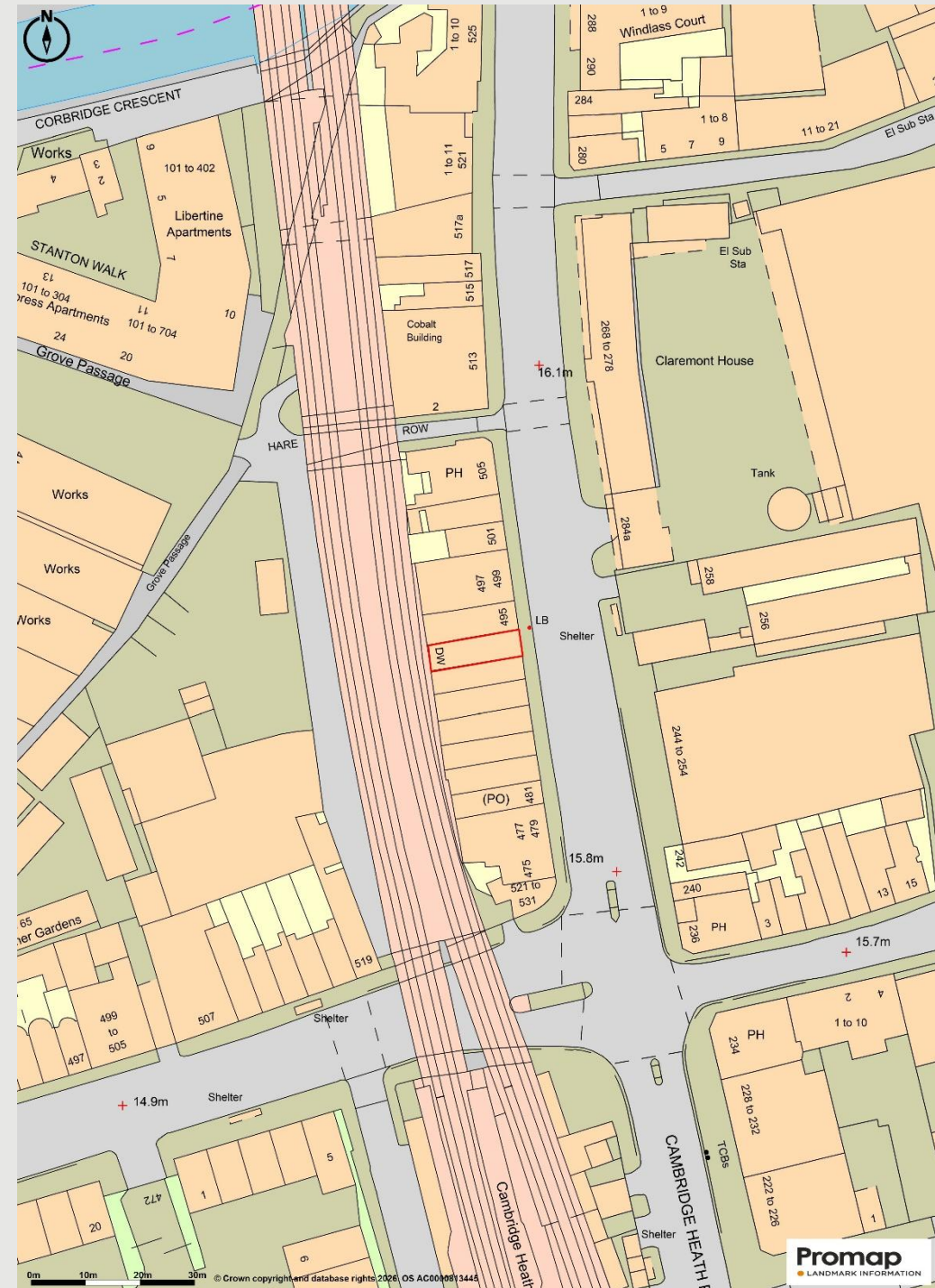
Tenancy & Tenure

Tenure

The property is owned freehold (Title Number LN144766) and will be sold subject to the existing tenancies in place.

Tenancies

Floor	Tenant	Term	Term Expiry	Deposit	Rent £ pa	1954 Act Protection
Ground and Lower Ground	KW Nail Labs Limited	10 years	November 2035	6 months (£14,000)	£28,000	Contracted out
1 st Floor Flat (1 bed) Assured short-hold tenancy	Private individual	12 months	25 th September 2025 (currently rolling)	5 weeks	£20,400	N/A
2 nd Floor Flat (1 bed) Assured short-hold tenancy	Private individual	12 months	23 rd September 2025 (currently rolling)	5 weeks	£20,400	N/A



Planning

The building is within the London Borough of Tower Hamlets (Title Number LN144766). The property is not listed and does not appear to sit within Conservation area. We understand the Commercial element benefits from Medical use, Class E (e) with the Residential units being Class C3.

AML

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

EPC

Ground and Lower Ground – Band C
Flats 1 & 2 – Band D

VAT

The property is NOT VAT elected.

The Opportunity

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Viewing & Further Information

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