

Tarn
&Tarn

PRIME SHOREDITCH RETAIL INVESTMENT FOR SALE

OFFERS IN THE REGION OF £550,000



INVESTMENT SUMMARY

Tenure: Freehold

Location: Prominently situated in a busy retail parade in the heart of Shoreditch

Tenant: Let to **The Pond London Ltd**, a well-established hair salon operator trading since 2021, with an additional branch located in the Islington Green area
www.thepondhairlondon.com

Lease Term: Current lease expires **March 2035**, contracted outside the 1954 Act

Passing Rent: £42,600 per annum (average)

Rent Review: Next review due in **2030**

Accommodation: The tenant took possession of the premises in shell and core condition and has undertaken a fit-out to create a high-specification hair salon arranged over the ground and basement levels

Ground rent: Peppercorn

Investment Highlights:

- Sought-after East London location with strong footfall
- Long-term lease providing secure income stream
- Opportunity for rental uplift at next rent review
- Experienced tenant with proven trading history
- Price reflects a GIY of 7.75%



93 HACKNEY ROAD,
LONDON, E2 8ET

THE PROPERTY

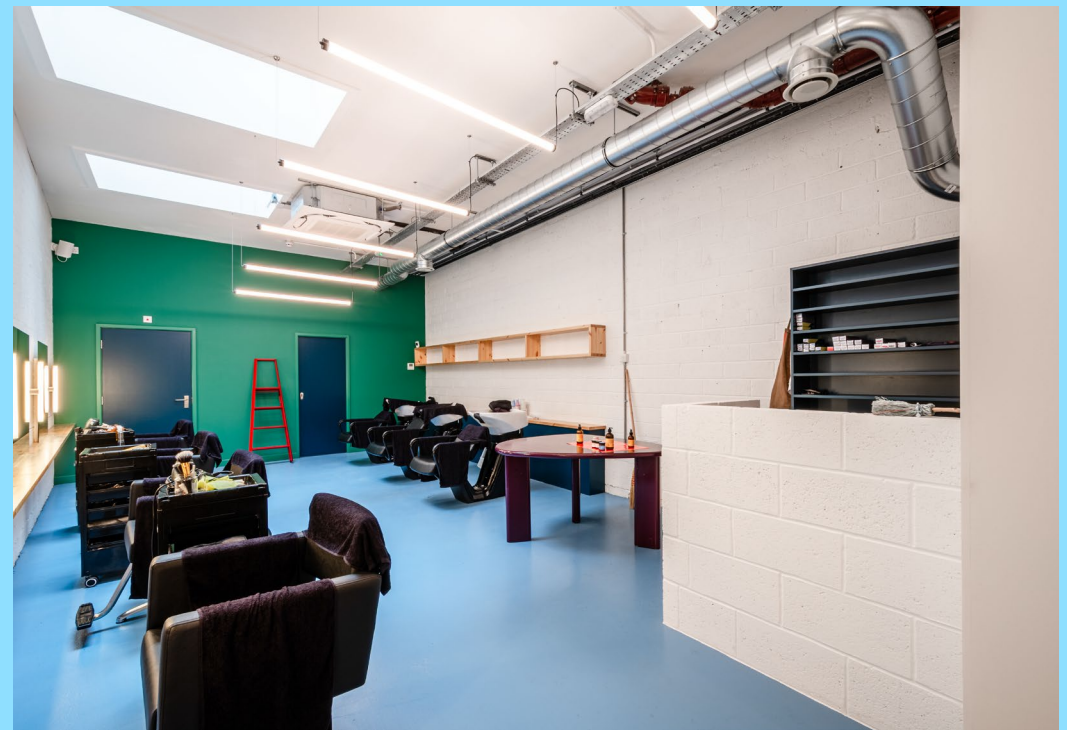
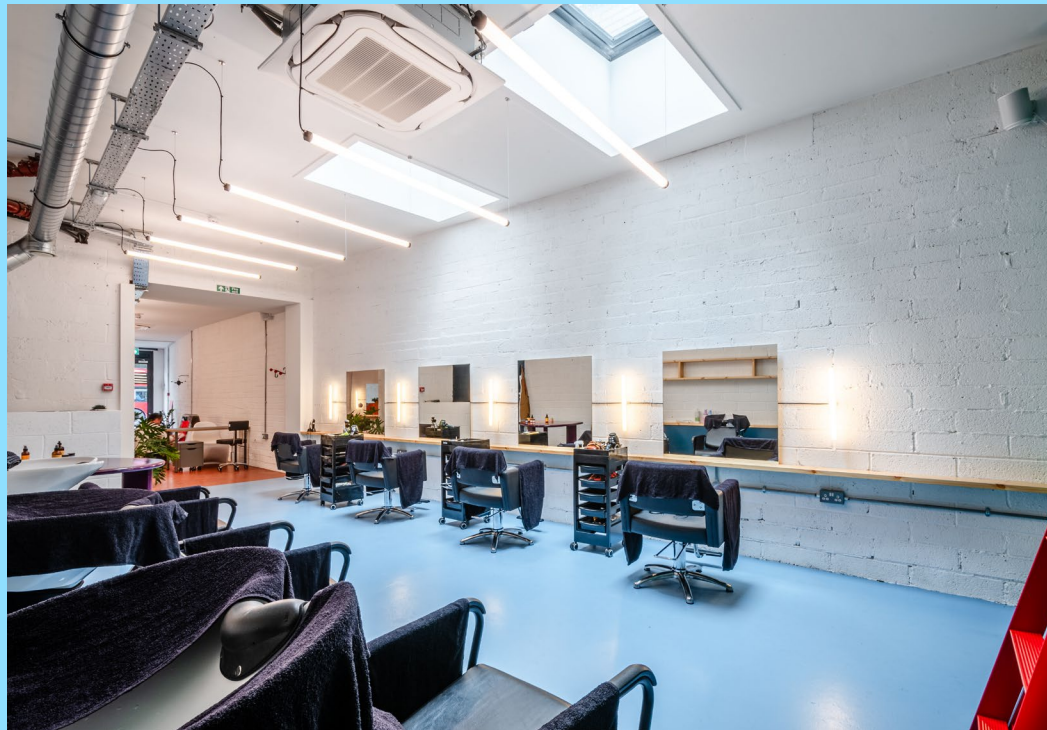
Originally developed from the ground up in 2020, the building comprises a ground floor and basement commercial unit, along with three high-quality residential flats — two one-bedroom units and one duplex. The residential units were sold off on 999-year long leaseholds and are excluded from the current sale.

The available retail accommodation features generous ceiling heights of approximately 3.1 metres and benefits from a full air-conditioning system. The space is currently occupied by a high-end hairdressing salon. The existing tenant recently completed an extensive fit-out, giving the premises a modern and stylish appearance, ideally suited for continued retail or showroom use.

AMENITIES

- Self Contained Access
- Great Natural Light
- Security Shutter
- Great Transport Links
- Great Ceiling Height in both Ground and Basement Level
- A.C Units
- Extraction Flue in Place – Ready for Future F&B Business
- Public Parking In front of the retail space





LOCATION

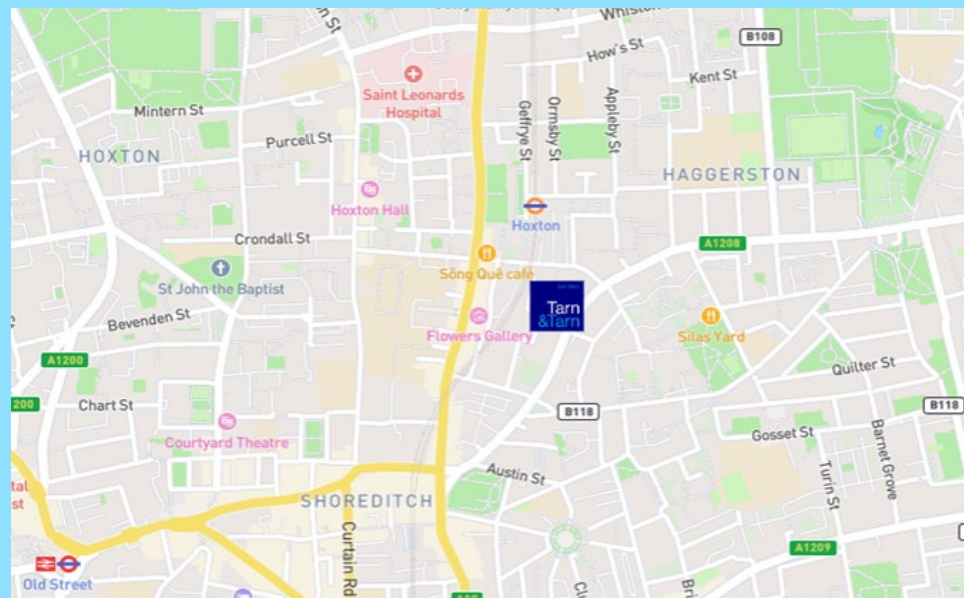
THE AREA

The property is prominently situated on Hackney Road, moments from central Shoreditch — one of London's most vibrant and sought-after destinations. The surrounding area is known for its diverse mix of independent retailers, cafes, and creative industries, contributing to strong and consistent footfall. Positioned just two doors down from Tesco, the property benefits from close proximity to several significant developments, including *Workspace Brickfields* — a 54,000 sq ft office building — and the *Shoreditch Exchange* scheme, which comprises over 300 residential units and 250 student accommodation spaces. Other nearby schemes, such as *HKR Hoxton* and a recently completed 180,000 sq ft office building, further reinforce the location's appeal to both occupiers and investors. The property enjoys excellent connectivity, with Hoxton and Shoreditch High Street (Overground) stations and Old Street (Underground) station all within easy walking distance.



TRANSPORT

-  Hoxton (3-minute walk) – **Overground Line**
-  Shoreditch High Street (14-minute walk) – **Overground Line**
-  Old Street (14-minute walk) – **Northern Line** and **National Rail Services**



ACCOMMODATION & SUMMARY

FLOOR	FT ²	M ²	AVAILABLE SIZE	1,424 ft ²
Ground Floor	924	85.84	PRICE	Offers in the region of £550,000
Basement	500	46.45	LEGAL FEES	Each party to bear their own costs
TOTAL	1,424	132.29	EPC RATING	D

TERMS

Freehold

VAT

Applicable

LOCAL AUTHORITY

London Borough of Hackney

YIELD

Price reflects a GIY of 7.75 %

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.

OPPORTUNITY

Offers in the region of £550,000.

A purchase at this level would reflect a Net Initial Yield (NIY) of approximately 7.41%, (assuming standard purchaser's costs of 4.59%) and a capital value of £386 per sq ft.



Est. 1955

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VIEWINGS

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