Est. 1955

Tarn &Tarn

493-495 HACKNEY ROAD, CAMBRIDGE HEATH, LONDON, E2 9ED

HIGH STREET RETAIL INVESTMENT

823 FT²

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INVESTMENT SUMMARY

Tenure: 999 Year Leasehold

Location: Prominently situated in a busy retail parade in the heart of Bethnal Green.

Tenant: *A is for Architecture*, a well-established Architecture firm operating since 2021
https://www.aisfor.co/practice

Lease Term: Current lease expires **17/07/2035**, contracted outside the 1954 Act

Passing Rent: £35,000 per annum

Rent Review: Next review due on 18/07/**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 office 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
- Great public transport connectivity
- Proven retail location
- Price reflects a GIY of 7.4%

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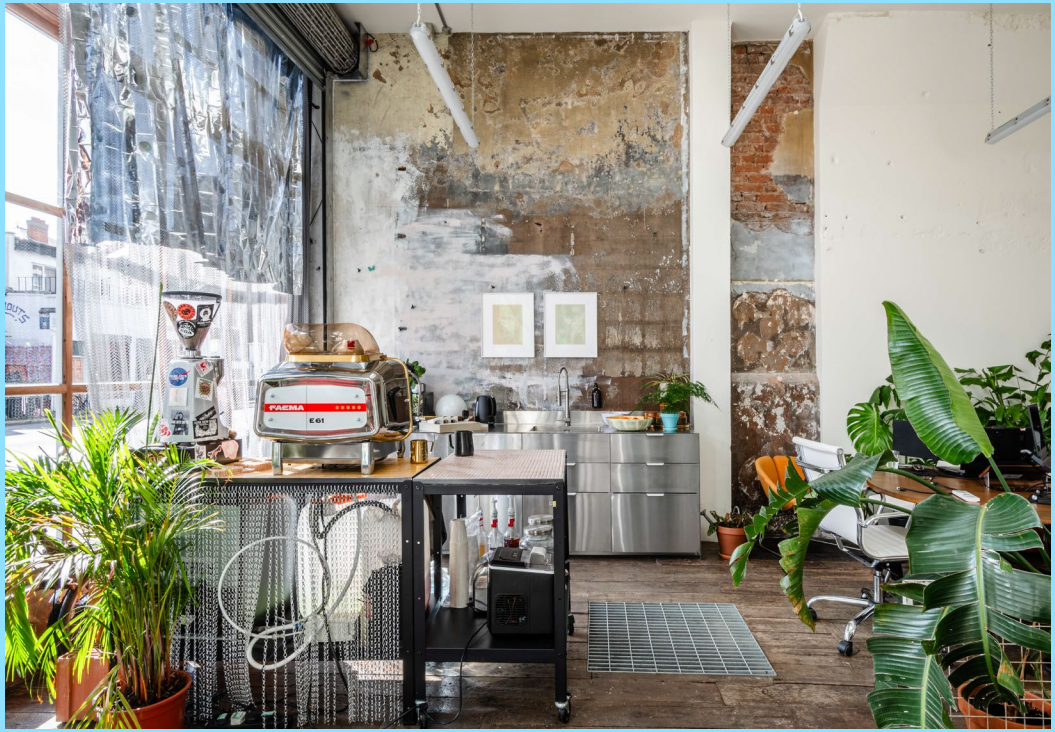
DESCRIPTION

The available asset is a self-contained, E class commercial premises spanning the ground floor and basement level of a former builder's merchant shop in the vibrant Bethnal Green area. The property benefits from great natural light, strong transport connectivity, and high footfall, making it an attractive investment location. This asset will be available for purchase on a long term, 999 year Leasehold.

SUMMARY

- Double Shopfront
- Prominent Location
- Electric Shutters
- Great Natural Light
- Heavy Footfall
- Good Transport Links
- Generous Ceiling Height
- Beautifully Fitted Space


FAEMA
E61

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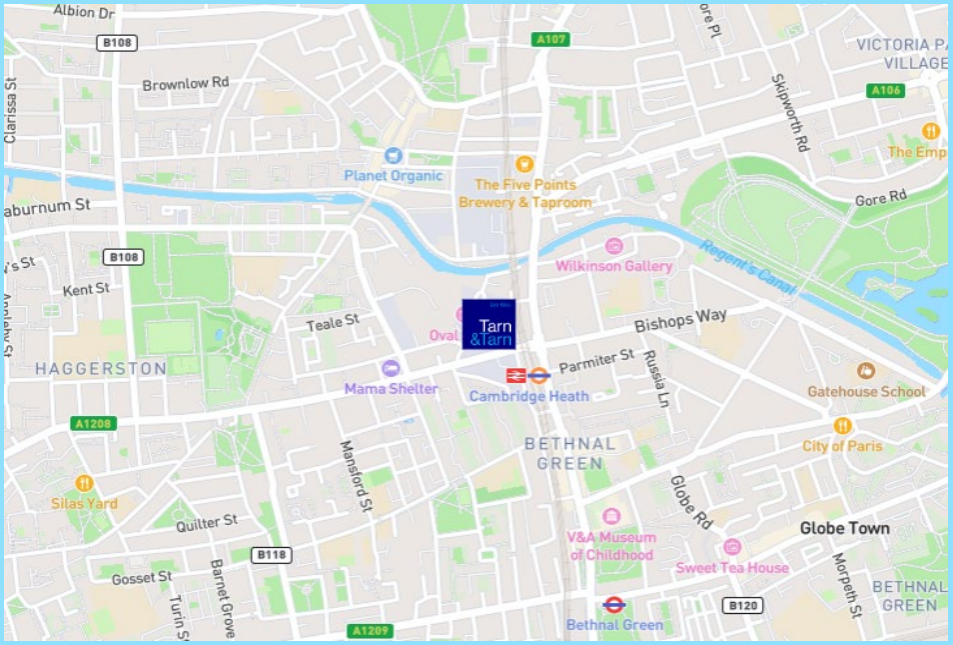
LOCATION

THE AREA

This property is located on the north side of Hackney Road, near the junction with Cambridge Heath Road. The street has become increasingly popular among young and trendy locals, thanks to the recent addition of new art galleries and fashion retailers. Moreover, the area offers convenient access to London Transport bus and train services, with the nearest Overground station being Cambridge Heath. Positioned only a short walk to the south-east from Broadway Market, the site boats fantastic exposure to vehicles and pedestrians.

TRANSPORT

- Cambridge Heath (2-minute walk) – Overground Line
- Bethnal Green (9-minute walk) – Central Line
- London Fields (15-minute walk) – Overground Line



ACCOMMODATION & SUMMARY

FLOOR	FT²	M²
Ground Floor	605	56.20
Basement	218	20.25
TOTAL	**823**	**76.45**

AVAILABLE SIZE	823 ft²
PRICE	Offers in the excess of £475,000
LEGAL FEES	Each party to bear their own costs
EPC RATING	C

TERMS

999 Year Long Leasehold

VAT

Applicable

LOCAL AUTHORITY

London Borough of Hackney

YIELD

Price reflects a GIY of 7.4%

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 excess of £475,000.

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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.