



## Ground floor

Unit A, 10 Quaker Street, London, E1 6SZ

## Long-leasehold investment opportunity For Sale in Shoreditch

**616 sq ft**  
(57.23 sq m)

- Income-producing investment opportunity
- 7% Yield
- Ground floor corner retail unit
- Tenant in situ
- 102 years leasehold
- Excellent transport via Shoreditch High Street, Liverpool Street, Aldgate East and Whitechapel stations

# Ground floor, Unit A, 10 Quaker Street, London, E1 6SZ

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 616 sq ft                          |
| Price          | £645,000                           |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (74)                             |

## Description

A prominent ground-floor corner position within the vibrant Shoreditch/Bethnal Green area of East London. The property benefits from excellent visibility and dual frontage, with the surrounding area characterised by a strong mix of independent retailers, cafés, restaurants, creative businesses and residential developments. Brick Lane, Spitalfields, Shoreditch High Street and Liverpool Street are all within easy walking distance, providing access to a wide range of amenities and attracting strong levels of pedestrian activity.

## Location

The property is well-connected, with Shoreditch High Street Overground Station and Liverpool Street Station nearby, providing access across London and connections to the Elizabeth line, Central, Circle, Hammersmith & City and Metropolitan lines. Aldgate East and Whitechapel stations are also within convenient walking distance, offering further Underground and Elizabeth line connections. The location provides excellent accessibility to the City, Shoreditch and wider East London.

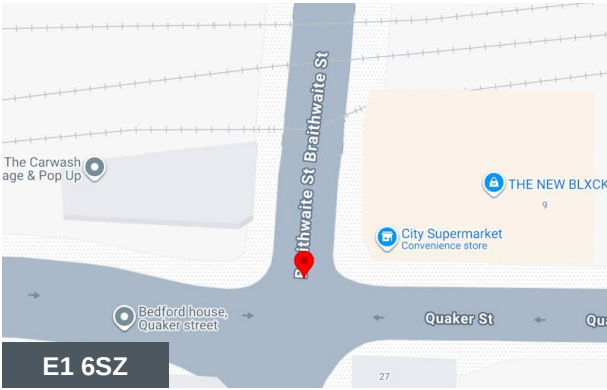
## Accommodation

The accommodation comprises the following areas:

| Name                 | sq ft      | sq m         | Availability |
|----------------------|------------|--------------|--------------|
| Ground - Retail unit | 616        | 57.23        | Available    |
| <b>Total</b>         | <b>616</b> | <b>57.23</b> |              |

## Terms

The property is currently occupied by a trading tenant, with terms agreed for a new lease at a rent of £45,000 per annum commencing October 2026. The new lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. The rent review provisions and tenant break clause are to be confirmed.



## Viewing & Further Information



**George Sarantis**

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com



## Energy performance certificate (EPC)

GROUND FLOOR  
10 Quaker Street  
LONDON  
E1 6SY

Energy rating

C

Valid until:

12 March 2029

Certificate number:

0070-9908-0391-3621-7094

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

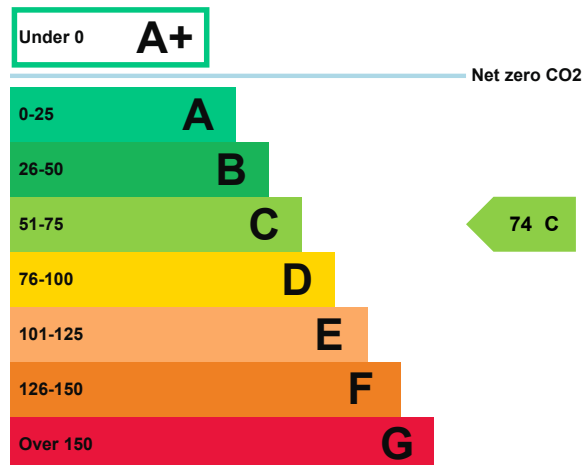
247 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

89 D

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 88.59                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 524                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9939-4027-0019-0701-6805\)](/energy-certificate/9939-4027-0019-0701-6805).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |              |
|-----------------|--------------|
| Assessor's name | Alan Bouquet |
|-----------------|--------------|

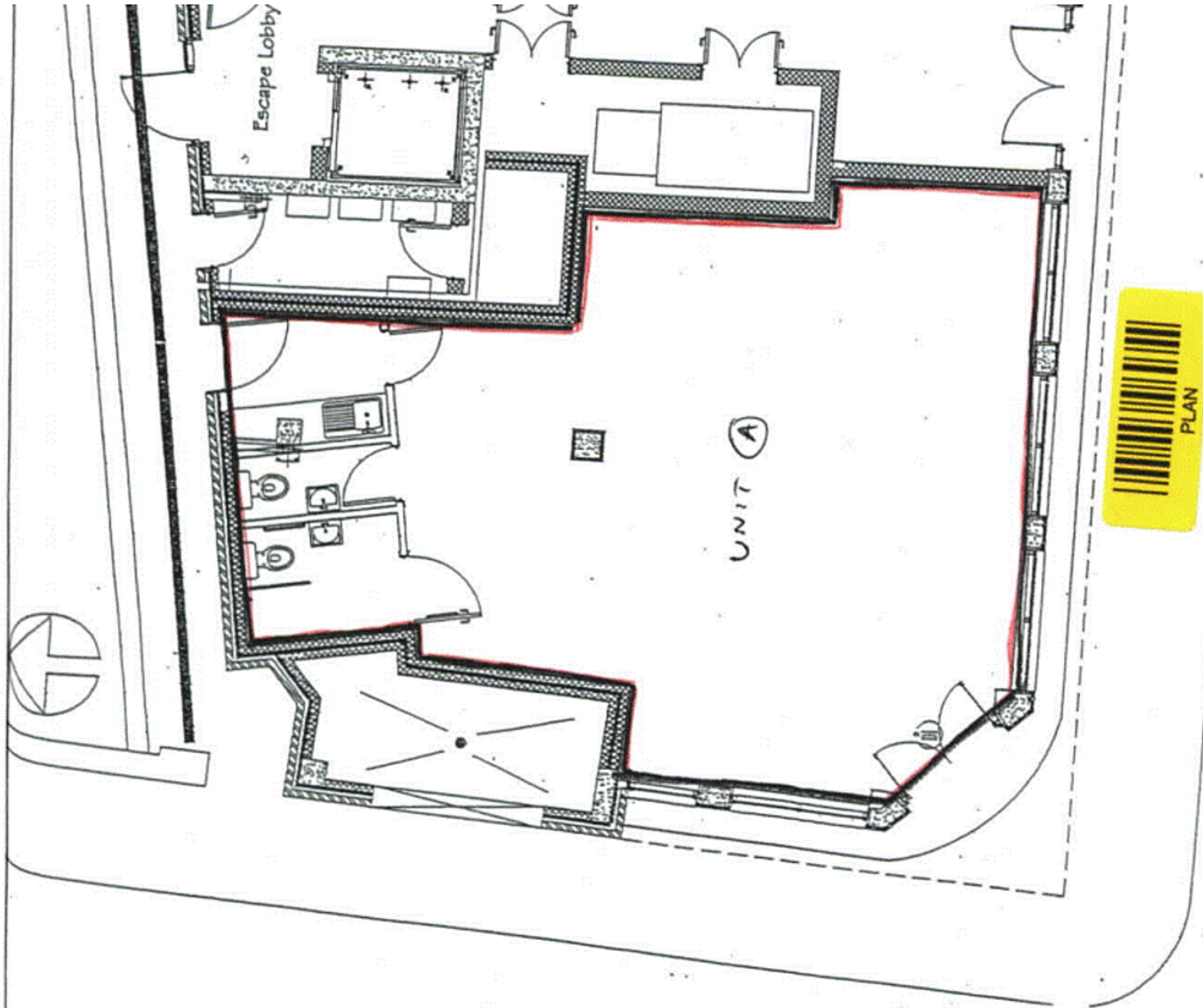
### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd                                               |
| Assessor's ID        | STRO010616                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | The Green Age Ltd.                                        |
| Employer address       | Unit 1, Kingston Business Centre, Chessington, KT9 1DQ    |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 6 March 2019                                              |
| Date of certificate    | 13 March 2019                                             |



GROUND FLOOR PLAN

QUAKER STREET

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