



Unit 2, 61 Princelet Street

Shoreditch, London, E1 5LP

**For Sale: Shoreditch E2 -
Attractive and highly
prominent long leasehold
retail unit with an ERV of
£15,000 per annum.**

423 sq ft
(39.30 sq m)

- Impressive Central Shoreditch Commercial Retail Investment
- Currently let until 30/09/26 at a passing rent of £6,360 p/a
- Opportunity to 're-gear' with an ERV of £15,000 p/a
- Prominent street frontage / fully self-contained
- Attractive Capital Value at just £461 p/sq/ft

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Summary

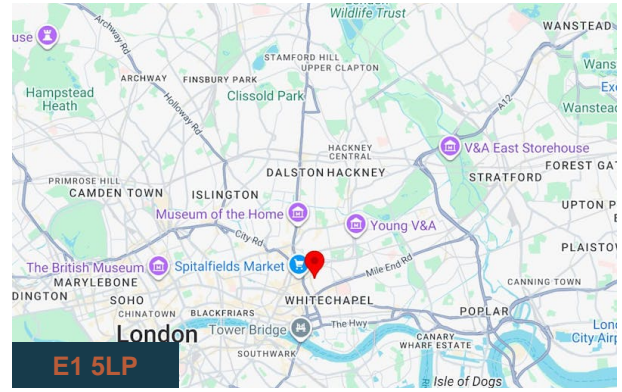
Available Size	423 sq ft
Price	Offers in the region of £195,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

This is a fantastic opportunity for either an owner-occupier or investor to purchase a high-yielding self-contained retail unit in the heart of Shoreditch. The property enjoys a prominent glazed frontage and is currently let until 30/09/2026 for a reduced rent of £6,360 p/a. A mutual break could be exercised, creating a vacant unit with a market rent of £15,000 per annum delivering either an excellent yield close to 8% or considerable value to an owner-occupier. To Be Sold with the benefit of the current commercial lease.

Location

The property is located approximately half way up Brick Lane providing access to both Shoreditch High Street & Aldgate East. Princelet Street runs perpendicular to both Brick Lane and Commercial Street with an abundance of different retailers, offices and restaurants serving the area and the wider London crowds. Spitalfields, Liverpool Street & Aldgate are all within walking distance further increasing the desirability of this prime E1 location.



Viewing & Further Information



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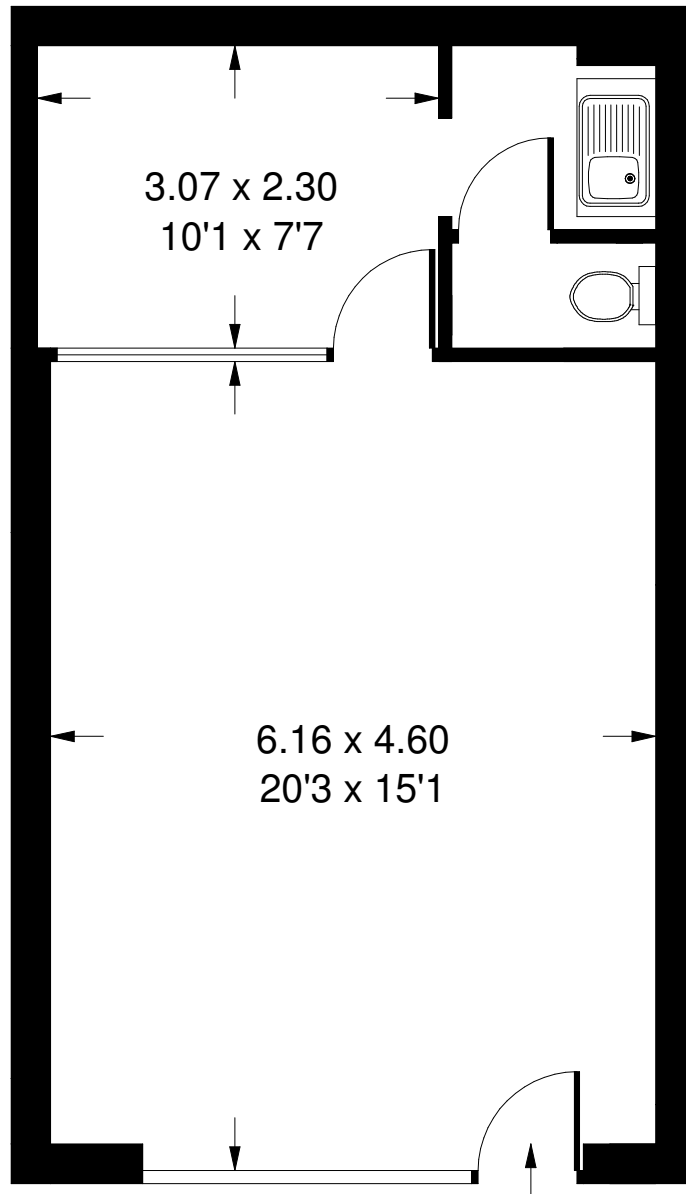
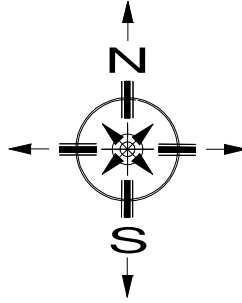
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Princelet Street, E1

Approx. Gross Internal Area
39.3 sq m / 423 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.