

# Tarn &Tarn

**LONG LEASEHOLD  
INCOME PRODUCING  
INVESTMENT PARADE  
4,903 FT<sup>2</sup>**





## DESCRIPTION

The available accommodation consists of a parade of five tenanted Class E units located on the ground floor of a mixed-use development.

It offers excellent transport connectivity and is surrounded by fantastic occupiers in the area, including the Truman Brewery Market, Old Spitalfields Market, Flat Iron, and many more. This multi-tenanted asset generates a combined rental income of £117,500 per annum. With an asking price of £1,734,000, the purchase reflects a net initial yield (N.I.Y) of 6.32%.

## AMENITIES

- Good Transport Links
- Multi Tenanted
- Great Local Occupiers
- Net Yield: 6.38%






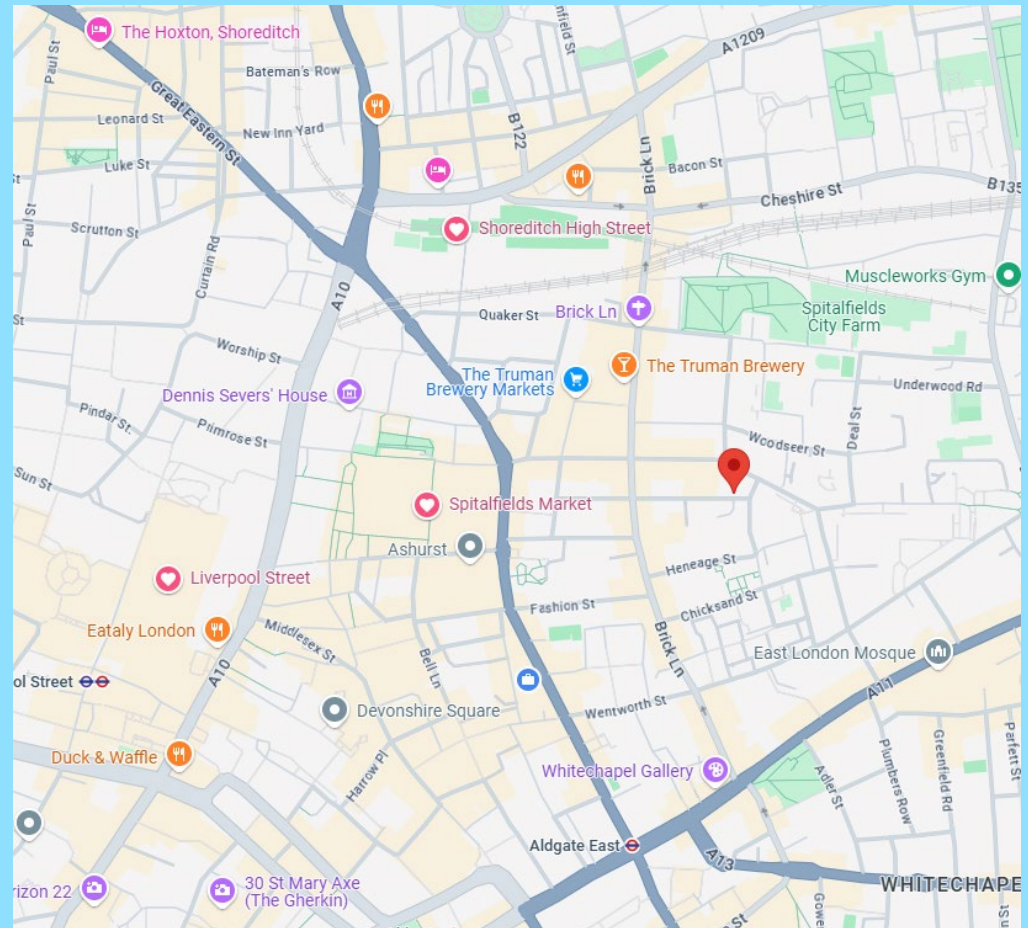
# LOCATION

## THE AREA

The property is situated on the Northern side of Princelet Street, near its intersection with Wilkes Street and the bustling Brick Lane. It is in close proximity to the thriving Spitalfields Market, with its fashionable shops and dining establishments. The property is also within a brief walking distance from Shoreditch High Street Station, offering convenient access to the Overground line, as well as Liverpool Street Station, a major transportation hub offering connections on the Elizabeth Line, Overground, Stansted Express rail lines, and the Metropolitan, Circle, and Hammersmith & City Underground lines.

## TRANSPORT

-  Liverpool Street (5-minute walk) – Metropolitan, Hammersmith & City, Central, Circle, Elizabeth Line, Overground Line and National Rail Services
-  Shoreditch High Street (8-minute walk) – Overground Line
-  Old Street (15-minute walk) – Northern Line & National Rail Services





## ACCOMMODATION

FLOOR	FT <sup>2</sup>	M <sup>2</sup>
Unit 1a	1,248	115.94
Unit 2b	1,322	122.82
Unit 3c	1,463	135.92
Unit 4d	439	40.78
Unit 5d	430	39.95
<b>TOTAL</b>	<b>4,903</b>	<b>455.41</b>

## SUMMARY

Available size	4,902 sqft
Asking Price	Offers in the excess of £1.734,000
Legal Fees	Each party to bear their own costs.
EPC Rating	Upon Enquiry
VAT	Not Applicable

## TENANCY DETAILS

UNITS	TENANT	LEASE EXPIRY	RENT REVIEWS	PASSING RENT (£PA)	COMMENTS
Unit 1A	Salt & Pegram LTD	26/11/2026	N/A	£37,000	Contract Outside the LTA.
Unit 2B	Obladi Oblada LTD	06/06/2026	N/A	£28,000	Contract Outside the LTA.
Unit 3C	Brick Lane Tattoo LTD	15/03/2027	N/A	£24,000	Contract Outside the LTA.
Unit 4D	Aerospace Travel	10/01/2026	N/A	£10,700	Contract Outside the LTA.
Unit 5E	Wynter Rose LTD	18/07/2033	19/07/2028	£18,500	Contract Outside the LTA.

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## YIELD

Net Yield: 6.38%

## TERMS

Long Leasehold of 125 Years from 2004 ( 105 Years Unexpired)

Est. 1955

Tarn  
&Tarn

## VIEWINGS

---

**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T 020 7377 8989**  
**E INFO@TARN-TARN.CO.UK**

## TEAM

---

**ARTHUR NOWICKI**  
**T 07792 711461**  
**E ARTHUR@TARN-TARN.CO.UK**

**LUKE MARIONI**  
**T 077346 01111**  
**E LUKE@TARN-TARN.CO.UK**



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**