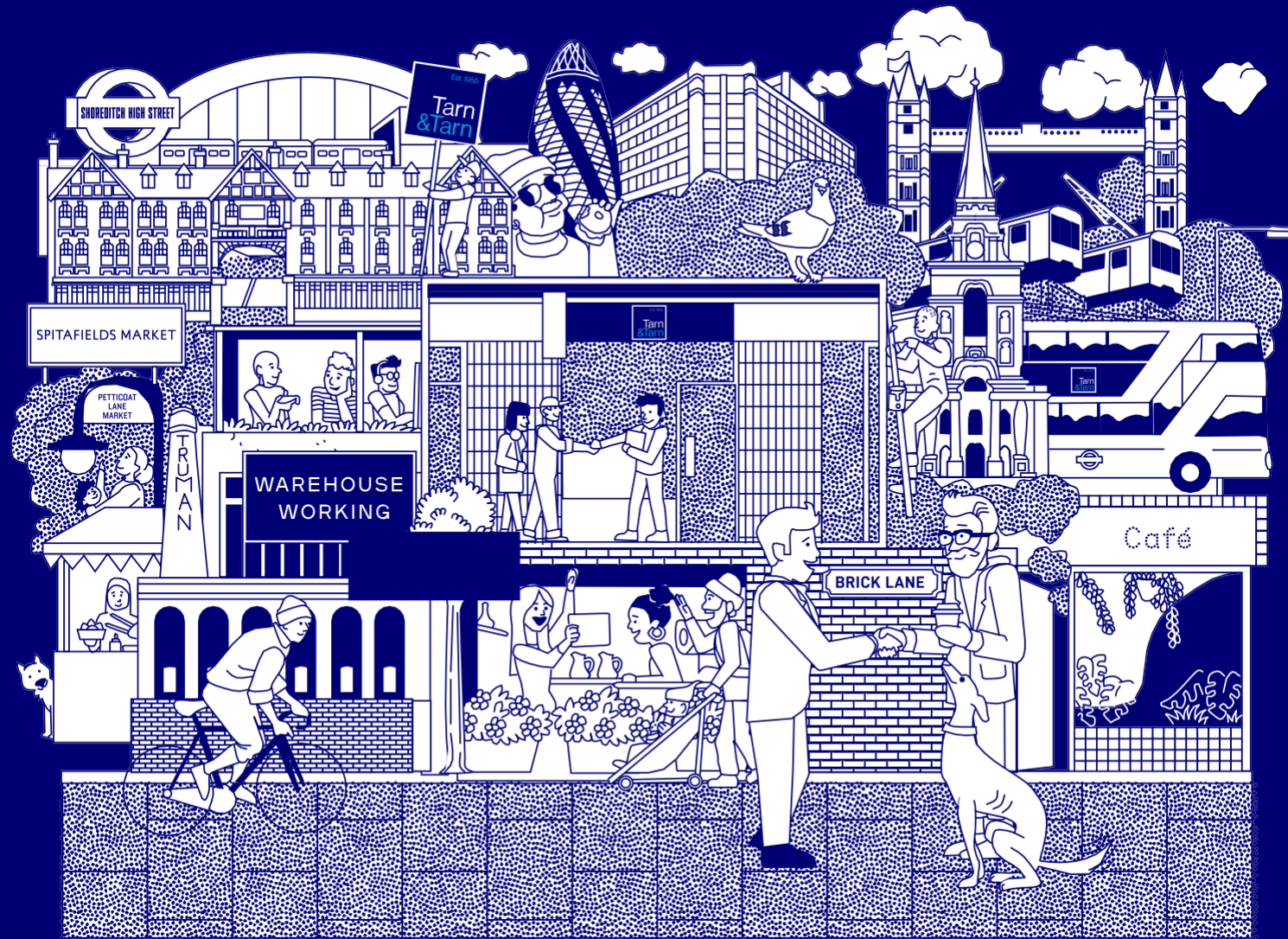


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63-65 PRINCELET
STREET,
SPITALFILEDS,
E15LP

LONG LEASEHOLD
INCOME PRODUCING
INVESTMENT PARADE
4,903 FT²

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 £122,570.00 per annum. With an asking price of £1,600,000, the purchase reflects a net initial yield (N.I.Y) of 7.21%.

AMENITIES

- Good Transport Links
- Multi Tenanted
- Great Local Occupiers
- Net Yield: 7.21%






LOCATION

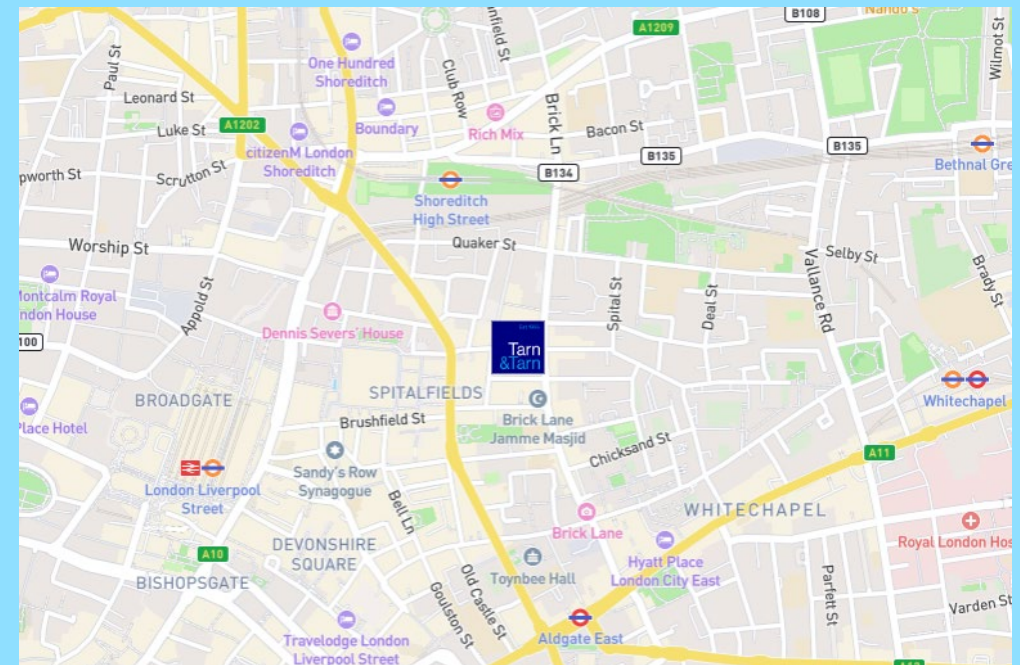
THE AREA

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 ² | M ² |
|--------------|-----------------|----------------|
| 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 |
| TOTAL | 4,903 | 455.41 |

SUMMARY

| | |
|----------------|-------------------------------------|
| Available size | 4,903 sqft |
| Asking Price | Offers in the excess of £1,600,000 |
| Legal Fees | Each party to bear their own costs. |
| EPC Rating | Upon Enquiry |
| VAT | Not Applicable |

TENANCY SCHEDULE

| 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 | MMG Imaginatal | 09/09/2035 | 10/09/2030 | £33,000 | 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. |
| TOTAL INCOME | | | | £122,570.00 PA | |

LOCAL AUTHORITY

London Borough of Tower Hamlets

YIELD

Net Yield: 7.21%

TENURE

Each shop unit is held on a 125- year lease from 25/03/2004, at a peppercorn. The Freehold may also be available, details upon application.

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&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.