

SW

Sanderson
Weatherall

FOR SALE
Freehold

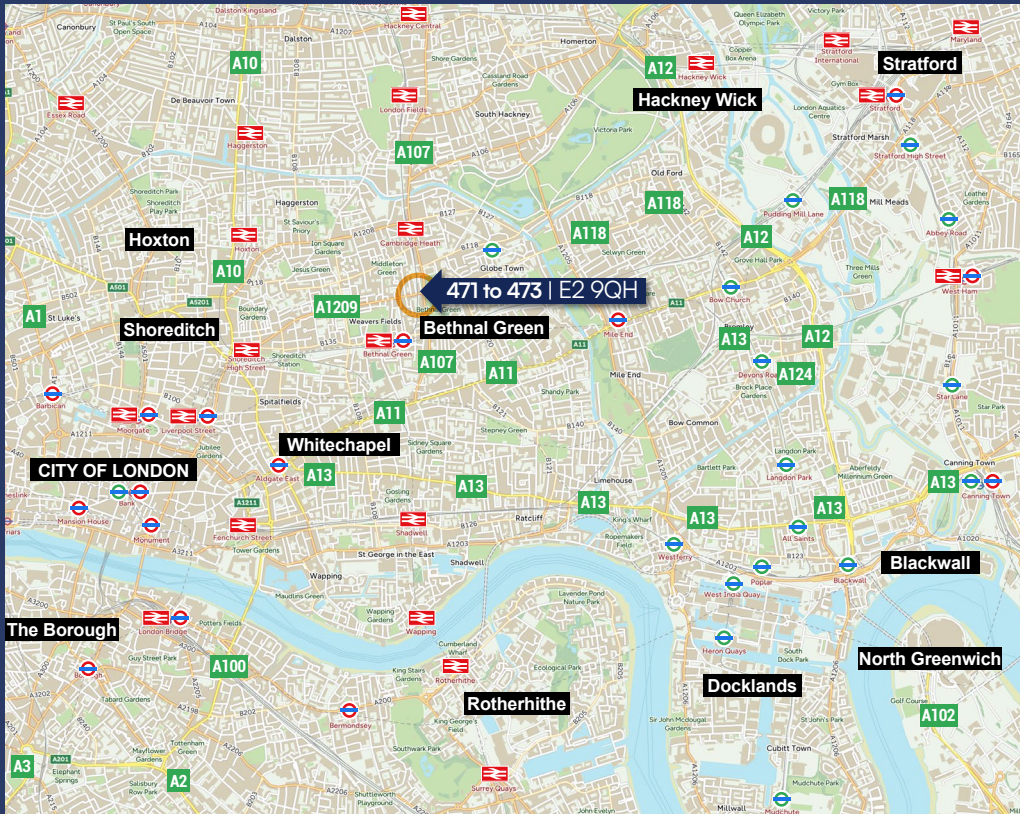
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471 to 473 | Bethnal Green Road | London | E2 9QH

SW
sw.co.uk

Location

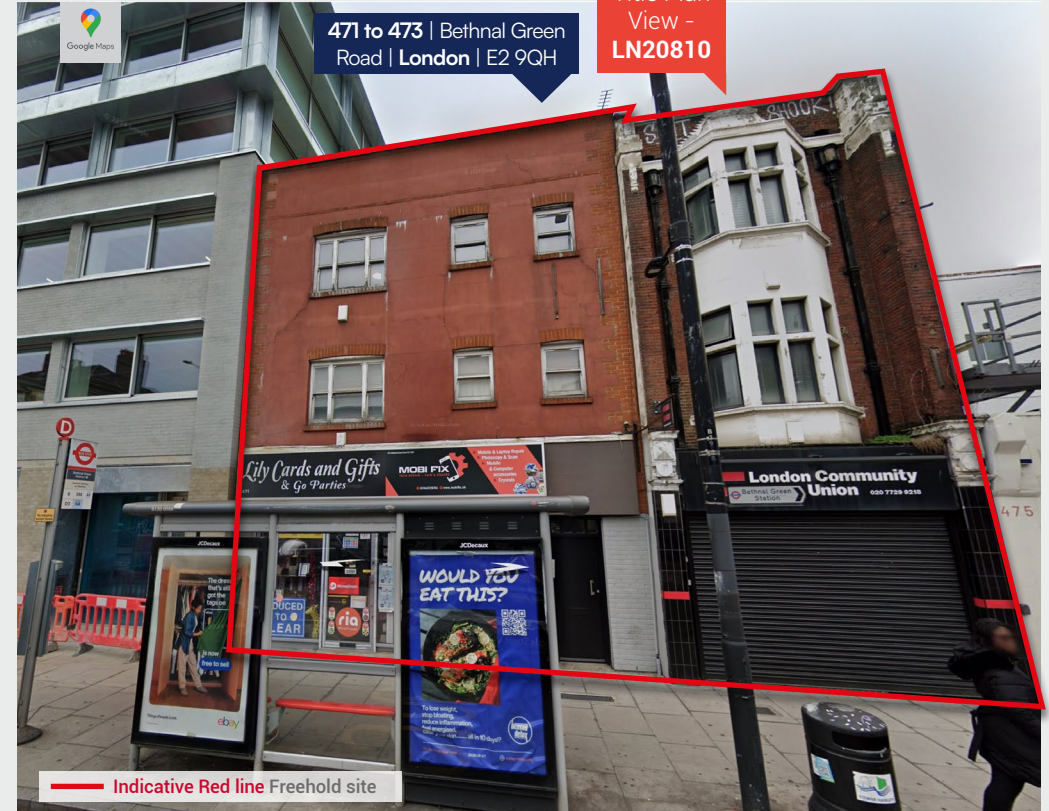


The property is ideally located, being approximately 50 metres north of Bethnal Green underground station (Central Line) on Bethnal Green Road (A1209) in the heart of Bethnal Green, a recognised retail pitch that includes national operators including McDonald's and Iceland.

Bethnal Green is approximately 3.5 miles northeast of Central London in the London Borough of Tower Hamlets, borders Shoreditch to the west, Hackney to the north, and Whitechapel to the south.

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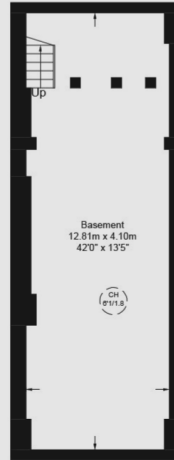
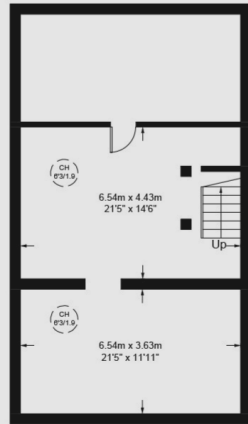
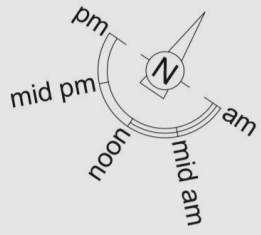
Description



The property comprises two adjoining mid-terrace buildings of traditional brick construction, arranged over three floors with a flat roof. The properties comprise two retail units on the ground floor and residential accommodation above.

The retail units have full height glazed frontages and roller shutter doors for security.

The upper floors comprise four flats, all of which are held on long-leases, generating a ground rent income. The flats are accessed via a separate entrance from Bethnal Green Road.





Accommodation

Property	GIA sq. m.	GIA sq. ft.
471 Bethnal Green Road Ground Floor	69.2	745
471 Bethnal Green Road Basement	72.7	782
473 Bethnal Green Road Ground Floor	94.6	1,018
473 Bethnal Green Road Basement	52.2	562
TOTAL	228.7	3,107

Tenancy Details

471 Bethnal Green Road – let on a repairing and insuring lease to **Orchid Private Company Limited** for a term of ten years from 2020 at a **rent of £22,000 per annum**. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded from the lease.

The lease contains an upcoming, upward only rent review.

473 Bethnal Green Road – vacant commercial unit. **Upper Floor Ground Rent** – The upper floor residential flats are generating an aggregate ground rent income of **£800 per annum**.

EPC

471 BGR – **D-86** (expiring 10.03.2030)

473 BGR – **C-71** (expiring 09.11.2031)

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy.

Planning

The property is located within the **London Borough of Tower Hamlets**. The property does not lie within a conservation area. The building is not listed.

The current permitted use of the upper floors is understood to fall within Class C3, whilst the ground and basement floors are understood to fall within Class E.

Tenure

The property is held **freehold**, with title absolute under title reference **LN20810**.

Proposal

Offers are being sought in excess of **£700,000 [Seven Hundred Thousand Pounds]**.



Contacts



Sanderson Weatherall

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