



63-65
PRINCELET ST
LONDON E1 5LP

LONG-LEASEHOLD INVESTMENT PARADE



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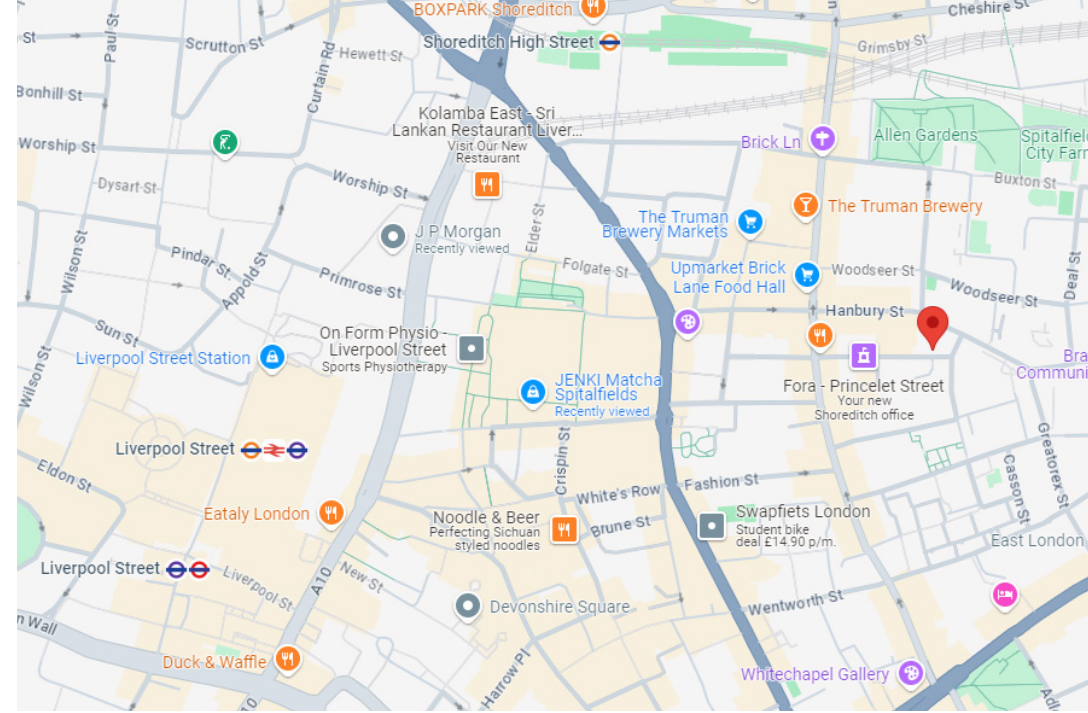
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DESCRIPTION

Comprising a retail parade of 5x shop units, well-located in the heart of Shoreditch, a 2-minute walk to Brick Lane, and a 6-minute walk to Spitalfields Market. The area is popular with residents, tourists, office-workers and students, and home to an amazing array of independent operators.



ACCOMMODATION SCHEDULE

Commercial (NIA)

Ground Floor	SQ M	SQ FT
Unit 1a	115.99	1,248
Unit 2b	122.96	1,323
Unit 3c	135.97	1,463
Unit 4d	40.80	439
Unit 5e	39.96	430
Total internal area	455.68	4,903



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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.

VAT

Not elected for VAT.

EPC/FLOOR PLANS

Are available to interested parties upon request.

TENANCY SCHEDULES

Commercial	Tenant	Start Date	Expiry Date	Rent Review	Rent pa	Comments
Unit 1a	Salt & Pegram Ltd	25/11/2016	26/11/2026	No further.	£37,000.00	Held outside the Security of Tenure provisions of The Landlord and Tenant Act 1954. No further breaks/reviews. A £4,000 rent deposit is held.
Unit 2b	Obladi Oblada Ltd	07/06/2023	06/06/2026	n/a	£28,000.00	Held outside the Security of Tenure provisions of The Landlord and Tenant Act 1954. No breaks/reviews. A £14,000 rent deposit is held.
Unit 3c	Brick Lane Tattoo Ltd	16/03/2022	15/03/2027	n/a	£24,000.00	Held outside the Security of Tenure provisions of The Landlord and Tenant Act 1954. No breaks/reviews. A £6,000 rent deposit is held.
Unit 4d	Aerospace Travel	11/01/2016	10/01/2026	No further.	£10,070.00	Held outside the Security of Tenure provisions of The Landlord and Tenant Act 1954. No further breaks/reviews. No rent deposit is held.
Unit 5e	Wynter rose Ltd	19/07/2018	18/07/2033	19/07/2028	£18,500.00	Held outside the Security of Tenure provisions of The Landlord and Tenant Act 1954. No further breaks. A £3,750 rent deposit is held.
Total Income					£117,570.00 pa	

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INVESTMENT SUMMARY

- = Retail parade investment with 5x multi-let commercial units, located in Shoreditch. Excellent transport links nearby including Liverpool Street Station, a 13-minute walk away.
- = The property is conveniently in the heart of Shoreditch, a 2-minute walk to Brick Lane, and a 6-minute walk to Spitalfields Market. The area is popular with residents, tourists, office-workers and students, and home to an amazing array of independent operators.

LOCAL OCCUPIERS

TRUMAN
BREWERY

SPITALFIELDS

FORA

PROPOSAL

We are instructed to seek offers for the 5x long-leases in excess of:

£1,734,000 subject to contract

A purchase at this level reflects a net initial yield of 6.38% (based on current income) allowing for standard purchasers' costs of 6.32%.

AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested at the relevant time.

LEGAL COSTS

Each party to be responsible for payment of their own cost.

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VIEWING

By appointment with sole agents. For further information please contact:

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