



63-65 PRINCELET ST

LONDON E1 5LP

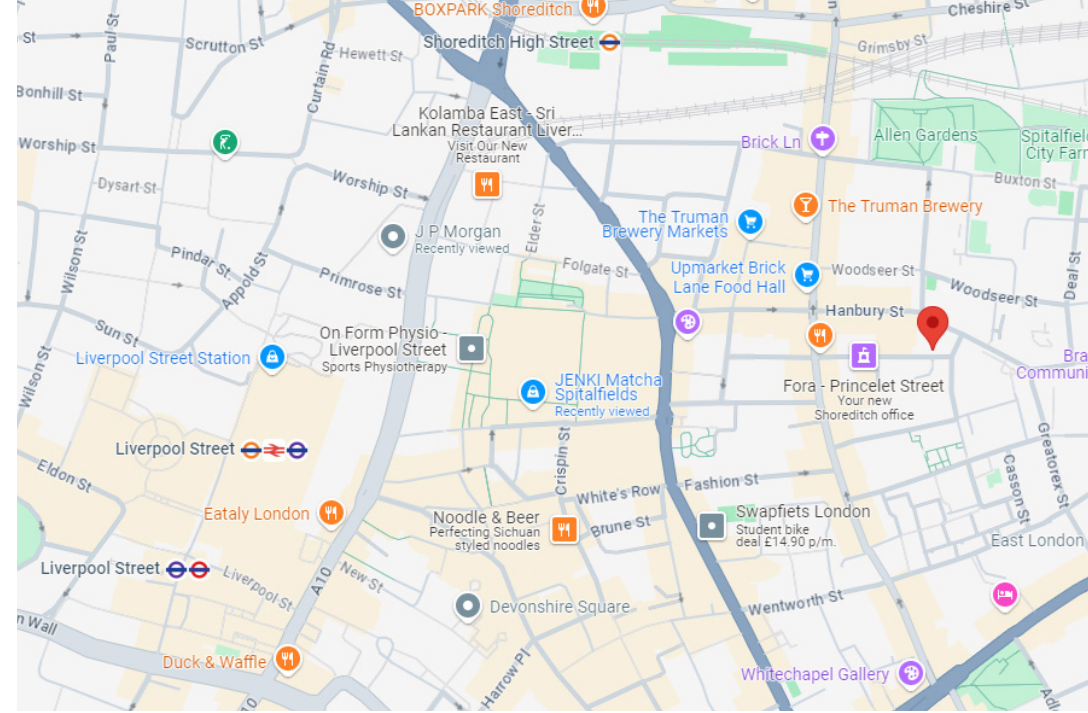
LONG-LEASEHOLD INVESTMENT PARADE



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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



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

Dataroom available to interested parties upon request.

TENANCY SCHEDULE

Commercial	Tenant	Start Date	Expiry Date	Rent Review	Rent pa	Deposit held	1954 Act
Unit 1a	Salt & Pegram Ltd	25/11/2016	26/11/2026	No further.	£37,000.00	£4,000	Outside.
Unit 2b	MMG Imaginatal	10/09/2025	09/09/2035 (break 09/30)	10/09/2030	£33,000.00	£8,250	Outside.
Unit 3c	Brick Lane Tattoo Ltd	16/03/2022	15/03/2027	n/a	£24,000.00	£6,000	Outside.
Unit 4d	Aerospace Travel	11/01/2016	10/01/2026	No further.	£10,070.00	n/a	Outside.
Unit 5e	Wynter rose Ltd	19/07/2018	18/07/2033	19/07/2028	£18,500.00	£3,750	Outside.
Total Income					£122,570.00 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:

£1,600,000 subject to contract

A purchase at this level reflects a net initial yield of 7.21% (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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MISREPRESENTATION ACT 1967: The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. April 2026.