MERIDIAN CP
PARTNERS

For Sale

106a Brick Lane

Brick Lane, London, E1 6RL

For Sale: Shoreditch E2 - Attractive and highly prominent pair of long leasehold retail units with an ERV of £25,000 per annum.

215 sq ft
(19.97 sq m)

- Arranged as Two separate retail units.
- Well-presented period frontage.
- Highly desirable location.
- ERV of £25,000 per annum.
- Attractive G.I.Y of 11% based on ERV.
- Full Vacant Possession.

106a Brick Lane, Brick Lane, London, E1 6RL

Summary

Available Size	215 sq ft
Price	£235,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	B (48)

Description

This delightful lock up shop is impeccably located in the heart of the bustling and ever-desirable Brick Lane. Currently set up as a florist and a mobile phone counter, the property is split into two equally desirable retail units benefiting from this prime location.

The units are run through one electricity meter which is inside the florists demise, there are no washroom facilities or running water and we understand that the tenants utilise facilities from the neighbouring properties.

Location

The property is located approximately half way up Brick Lane providing access to both Shoreditch High Street & Aldgate East. Princelet Street runs perpendicular to both Brick Lane and Commercial Street with an abundance of different retailers, offices and restaurants serving the area and the wider London crowds. Spitalfields, Liverpool Street & Aldgate are all within walking distance further increasing the desirability of this prime E1 location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	215	19.97	Available
Total	**215**	**19.97**	

Terms

Guide Price: £235,000 (subject to contract & without prejudice).

Tenure: Long Leasehold. 125 year term from the 8th September 1998.

Ground Rent: £30 per annum.

Rateable Value: Please enquire with the local authority The London Borough of Tower Hamlets.

Retail Premises: (USE CLASS E): 215 sq ft 20.0 sq m.

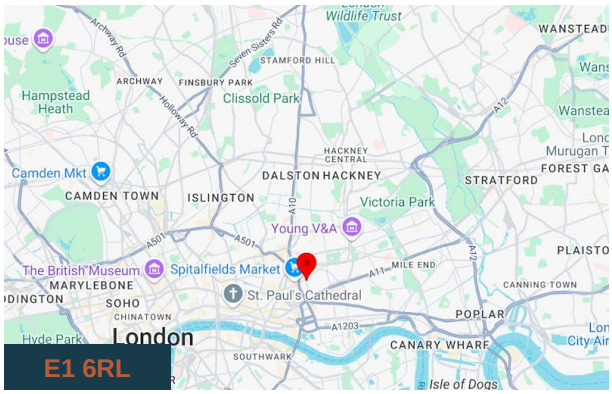
Local Authority: The London Borough of Tower Hamlets.

VAT: To be confirmed.

Possession: Full vacant possession on completion of legal formalities.

Legal Costs: Each party is to pay their own legal costs.

Viewings: Strictly by appointment with Sole Agents Meridian Commercial Property Partners Ltd



Viewing & Further Information

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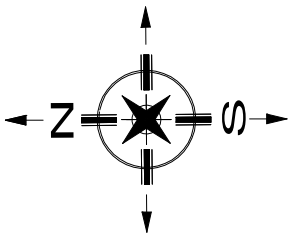
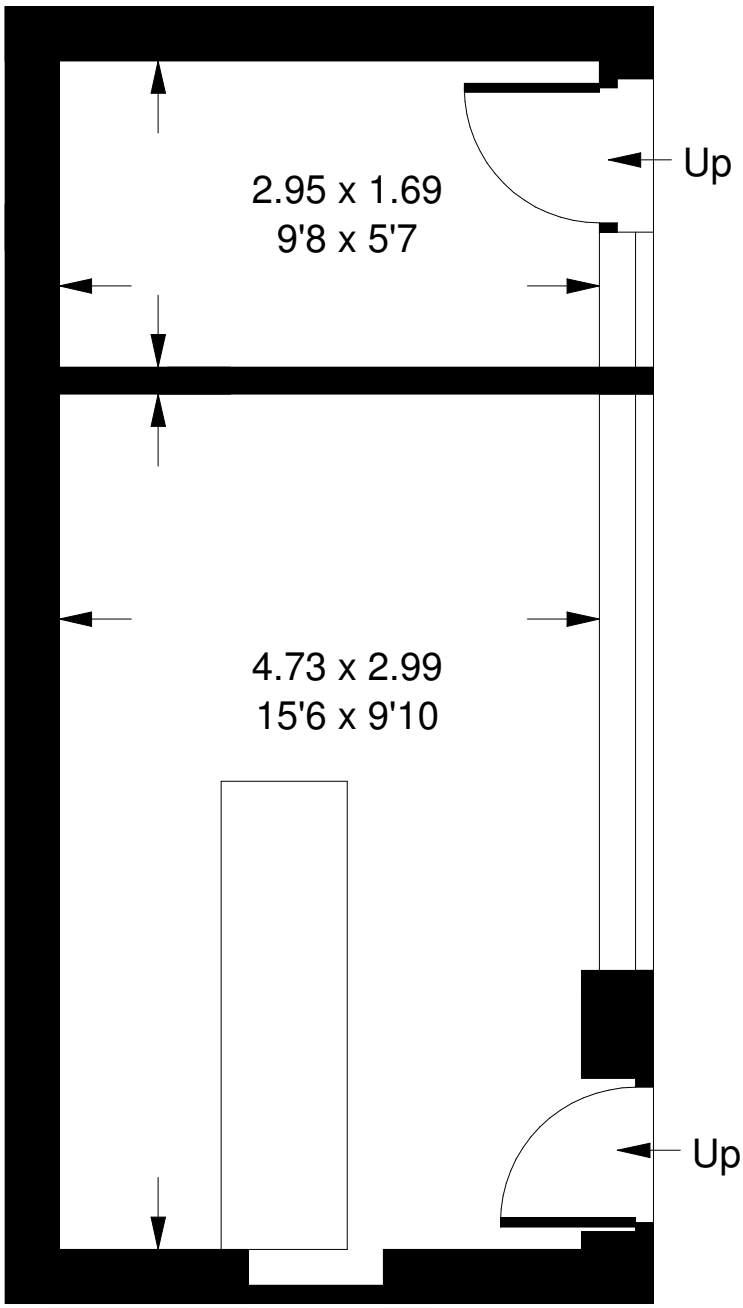
Brick Lane, E1

Approx. Gross Internal Area
20 sq m / 215 sq ft





Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.