MERIDIAN CP
PARTNERS

High Street Retail For Sale

700 sq ft

303 Commercial Road, London, E1 2PS

FOR SALE: Highly secure Retail Investment generating 7% per annum.

- Extremely visible Retail Unit let to a long-term tenant
- Generating a Gross Income of £29,000 p/a before allowances
- Arranged over Ground & Basement floors
- Vibrant parade with high levels of footfall
- Rent Review due in August 2028

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Summary

Further information

- View Microsite

Contact & Viewings

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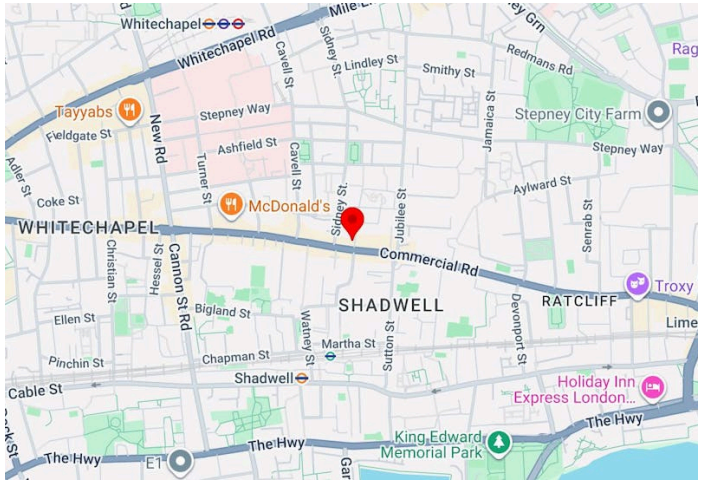

Description

An excellent and superbly operated Retail Unit arranged across Ground & Basement floors let to a secure and well-regarded local business. This property comprises a highly visible corner site, operating as Alauddin Sweets that is let on a 25 year term from 27/08/2013 with 5 yearly rent reviews, currently generating a Headline Rent of £29,000 per annum, gross. The terms of the lease include all utility bills with the tenant being responsible for Business Rates, generating a net income of £24,000 per annum, equating to Net Yield of 7%. A further Open Market Rent Review is due in August 2028.

Location

The area is a vibrant mix of residential and commercial spaces, nestled between the historic Brick Lane and the modern Docklands. It is a short walk to Spitalfields Market and the bustling tech districts around Aldgate and Whitechapel.
- Aldgate East Station: District and Hammersmith & City lines.
- Shadwell Station: Overground and DLR, providing direct links to Canary Wharf and Bank.
- Whitechapel Station: Access to the Elizabeth Line, offering rapid travel across London.

PRICE: £345,000 Long Leasehold Subject to Contract

RATEABLE VALUE: £11,750 Per Annum.

VAT: The property is not elected for VAT.

POSSESSION: Subject to the existing lease agreement.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Meridian Commercial Property Partners LTD

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