

**441**

**BETHNAL  
GREEN ROAD  
E2 0AN**

**OVER 11 YEARS TO AN ESTABLISHED PUB WITH TWO  
RECENTLY REFURBISHED FLATS LET ON ASTS ABOVE.**



THE  
SUN  
TAVERN

441

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Traffic  
enforcement

441  
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LOADING

# INVESTMENT SUMMARY

- Located in Bethnal Green, **one of London's most sought-after and culturally rich Neighbourhoods.**
- Situated on Bethnal Green Road **less than 2 minutes' walk from Bethnal Green Underground Station.**
- A mixed-use corner block **comprising a pub with over 11 years remaining and two 2-bedroom apartments on the upper parts let on ASTs**
- Both apartments were refurbished to a high standard within the last 18 months.
- Pub has been in occupation for over 10 years.
- Total current income of **£123,300 per annum.**
- **Freehold.**
- **Potential to increase rental levels for both apartments** through renewal or reletting.
- Offers in excess of **£1,777,000 (ONE MILLION SEVEN HUNDRED AND SEVENTY-SEVEN THOUSAND POUNDS)** subject to contract and exclusive of VAT.
- **Net Initial Yield of 6.5%.**

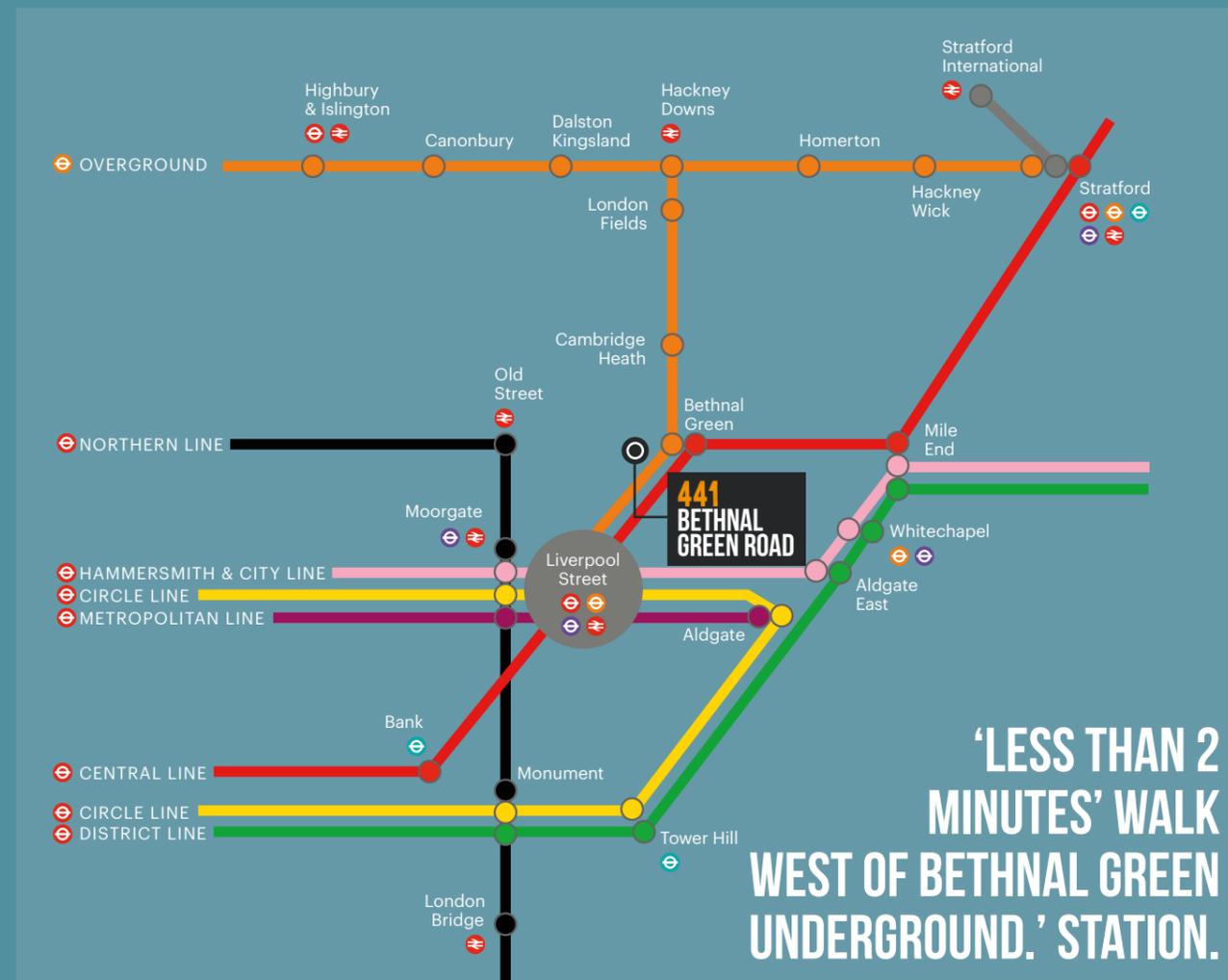
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# COMMUNICATIONS

Bethnal Green is well served by road communications with both the A1209 and the A107 connecting Bethnal Green to Shoreditch and the City to the West and Hackney to the North. Rail links are also strong with Bethnal Green Underground Station providing regular Central Line trains westbound to Liverpool St (3 mins) and eastbound to Stratford (5 mins). Bethnal Green Overground Station also provides regular services connecting to Hackney and Islington.

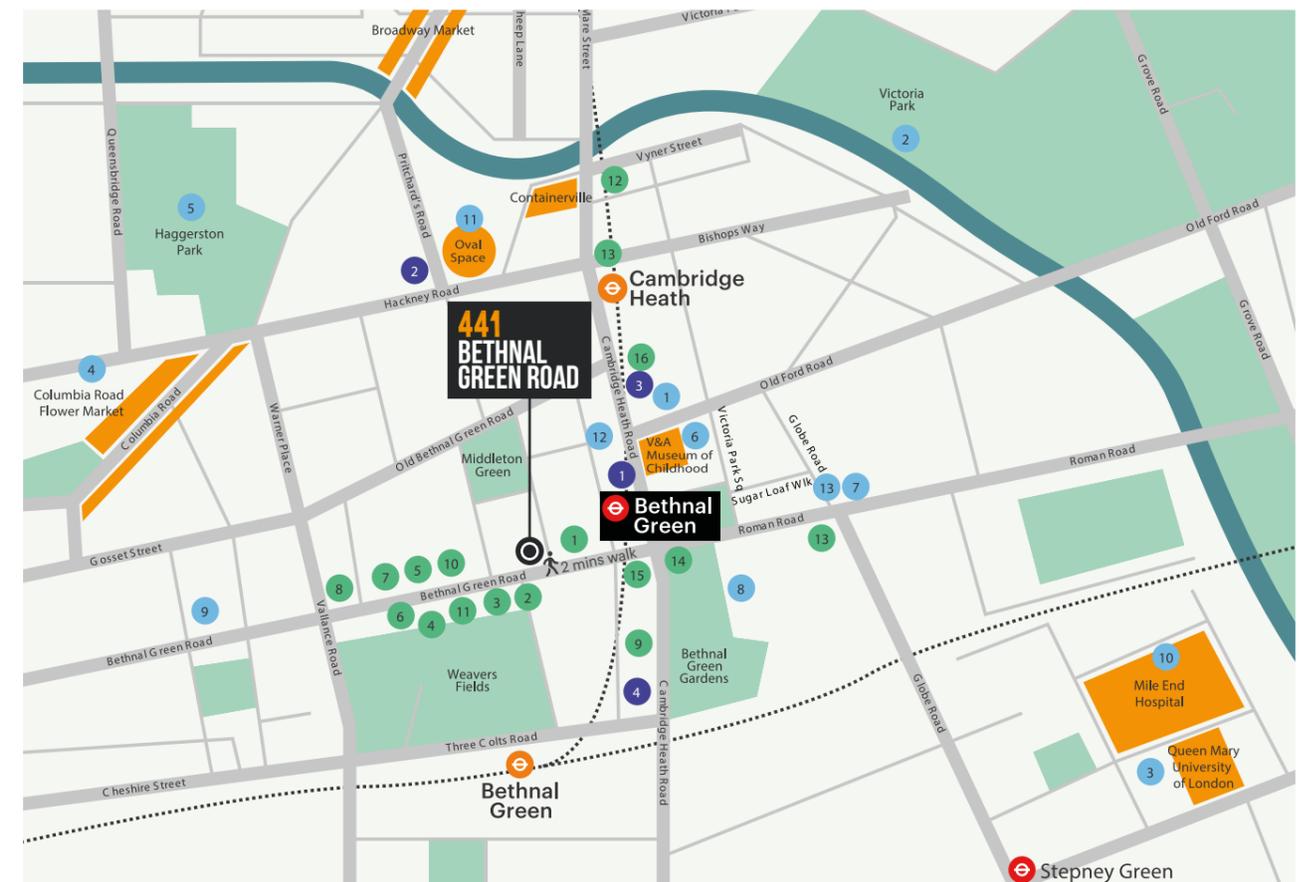


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# SITUATION

The subject property is situated on the north side of Bethnal Green Road at the corner with Ellsworth St less than 2 minutes' walk west of Bethnal Green Underground Station. Local occupiers include: HSBC, Tesco, Sainsbury's, Boots, Cakebox and BOXCAT Brewery.

**'LESS THAN 2 MINUTES' WALK WEST OF BETHNAL GREEN UNDERGROUND STATION.'**



## LOCAL OCCUPIERS

- |                             |                           |
|-----------------------------|---------------------------|
| 1 HSBC                      | 9 BOXCAR Brewery/Tap Room |
| 2 Iceland                   | 10 Boots                  |
| 3 McDonald's                | 12 The Hive               |
| 4 KFC                       | 13 Co-op Food             |
| 5 Tesco Metro               | 14 The Green Truffle      |
| 6 Halifax                   | 15 Sainsbury's Local      |
| 7 The Star of Bethnal Green | 16 Bikeworks              |
| 8 Cakebox                   |                           |

## AMENITIES

- |                             |                                 |
|-----------------------------|---------------------------------|
| 1 York Hall                 | 7 London Buddhist Centre        |
| 2 Victoria Park             | 8 Bethnal Green Library         |
| 3 Queen Mary University     | 9 Bethnal Green Post Office     |
| 4 Columbia Rd Flower Market | 10 Mile End Hospital            |
| 5 Haggerston Park           | 11 Oval Space                   |
| 6 V&A Museum of Childhood   | 12 BP Petrol Station            |
|                             | 13 Bethnal Green Police Station |

## HOTELS

- |                   |
|-------------------|
| 1 The East London |
| 2 Mama Shelter    |
| 3 Town Hall Hotel |
| 4 Travelodge      |



# DESCRIPTION

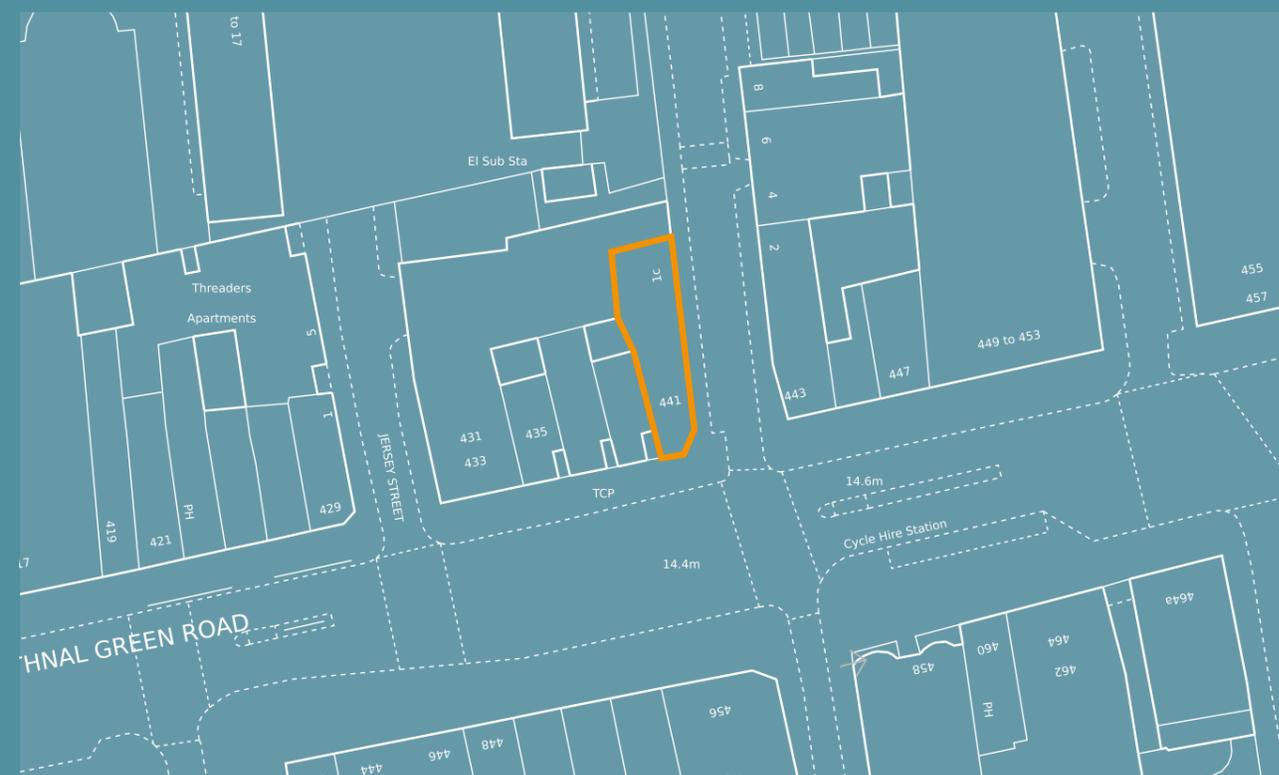
The subject property comprises a mixed-use corner block of brick construction built over basement ground and two upper floors. The basement and ground floor accommodation forms a self-contained commercial premises currently operated as a pub. Principal access to this element is provided by an entrance fronting onto Bethnal Green Road.

The upper floors are accessed via a side entrance fronting onto Ellsworth St and comprises two recently refurbished 2-bedroom apartments on first and second floor accommodations.

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# TENURE

Freehold.



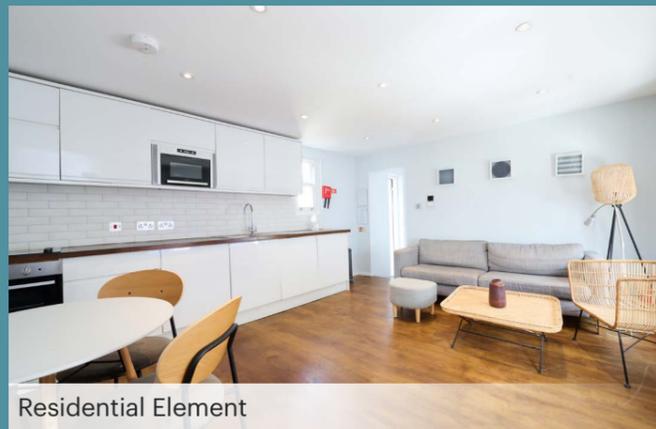
**'A MIXED-USE CORNER BLOCK COMPRISING A PUB WITH OVER 11 YEARS REMAINING AND TWO RECENTLY REFURBISHED 2-BEDROOM APARTMENTS ON THE UPPER PARTS.'**

# ACCOMMODATION & TENANCY

441 Bethnal Green Road is multi let producing a total current income of £123,300 per annum in accordance with the tenancy and accommodation schedule below.

**‘POTENTIAL TO INCREASE RENTAL LEVELS FOR BOTH APARTMENTS THROUGH RENEWAL OR RELETING.’**

Address	Type	Floor	Beds	(Sq ft)	(Sq m)	Tenant	Rent	Lease Start	Lease Exp	Review	EPC Rating	Comments
Flat 1, Gramercy Park Apartments, 1c Ellsworth Street	Residential	1	2	646	60.01	AST	£37,200	22/09/2022	21/09/2023	No	D	AST 6 month break option. Flat benefits from a private roof terrace.
Flat 2, Gramercy Park Apartments, 1c Ellsworth Street	Residential	2	2	710	65.96	AST	£33,600	31/05/2023	30/05/2024	No	D	AST 6 month break option.
441 Bethnal Green	Commercial	Grd + Basement	0	1,388	129.00	The Umbrella Projects Limited	£52,500	30/11/2014	29/11/2034	30/11/2019	D	Outside the act. Tenant has been in occupation for over 10 years.
<b>Property Total</b>				<b>2,744</b>	<b>255.92</b>		<b>£123,300</b>					



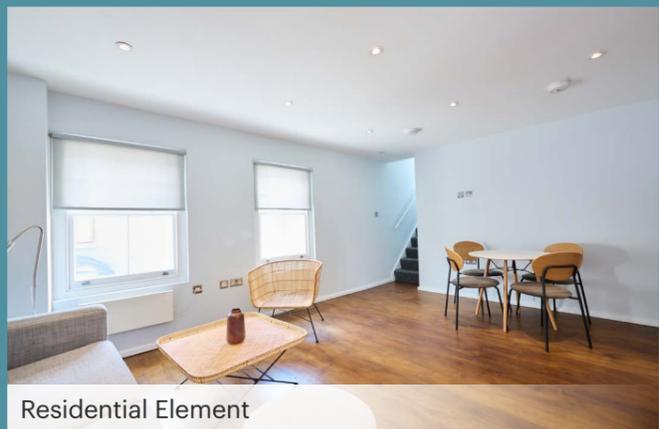
Residential Element



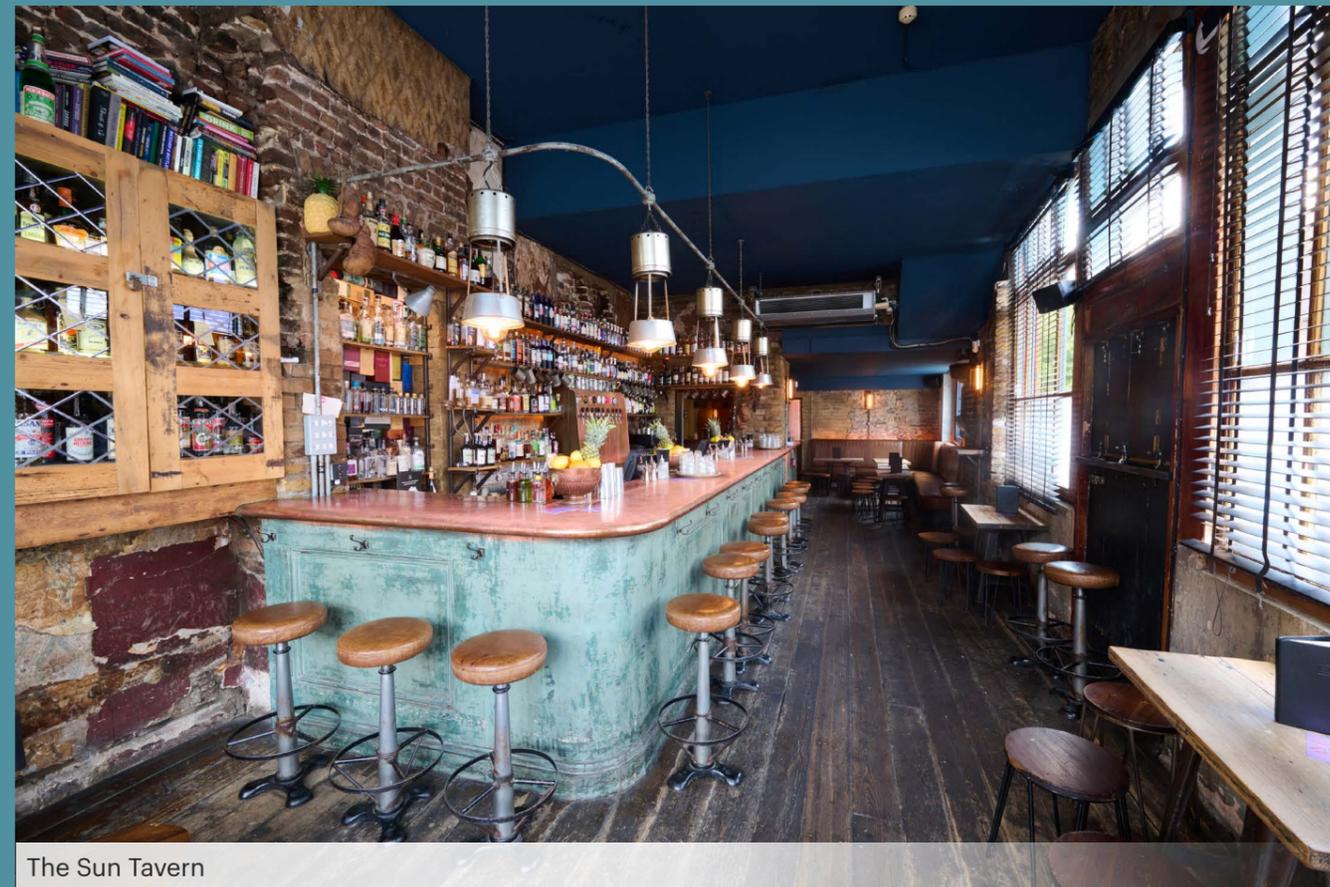
Residential Element



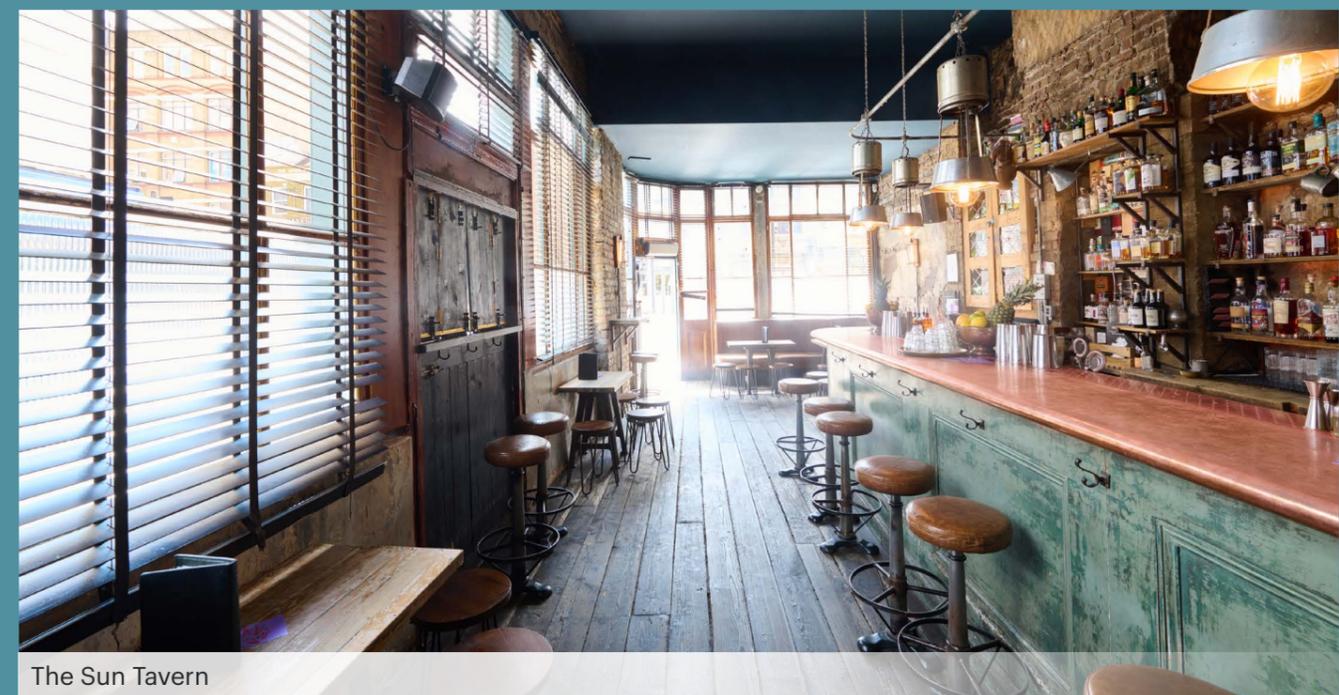
Residential Element



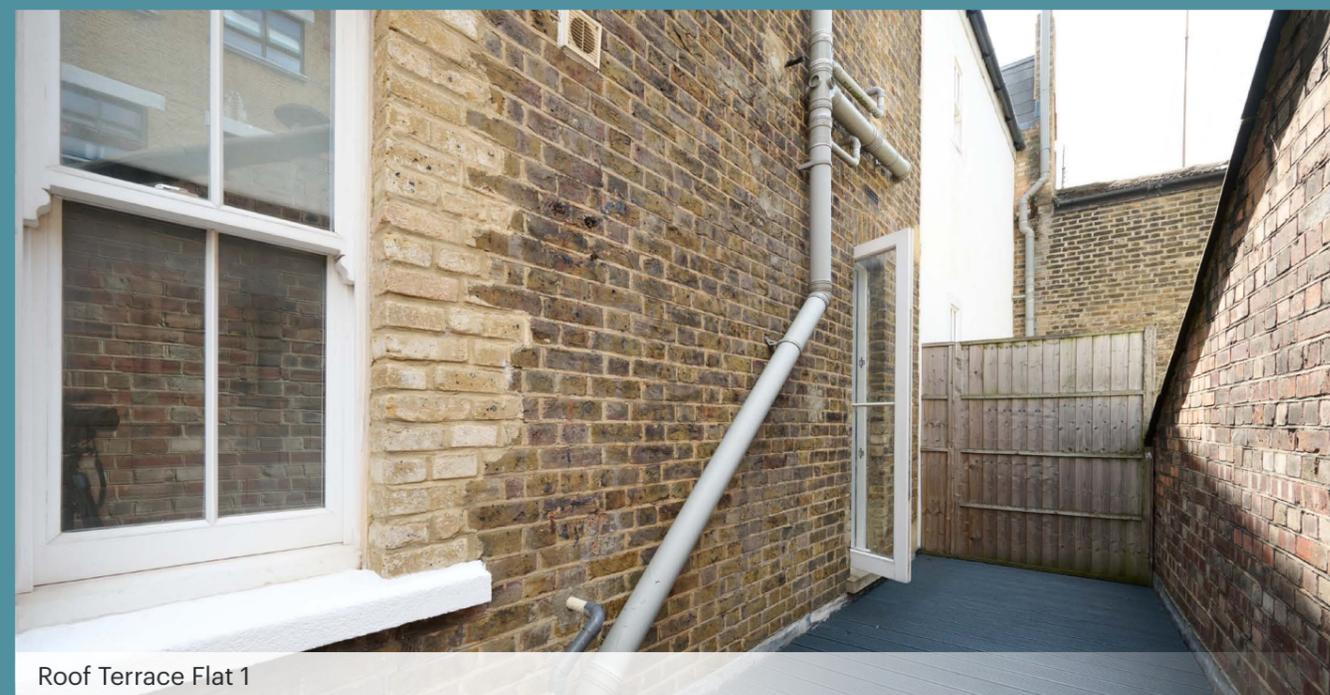
Residential Element



The Sun Tavern



The Sun Tavern



Roof Terrace Flat 1



# VAT

Value added tax will be applicable to the sale of this property.

# PROPOSAL

Offers in excess of **£1,777,000 (ONE MILLION SEVEN HUNDRED AND SEVENTY-SEVEN THOUSAND POUNDS)** subject to contract and exclusive of VAT. A purchase at this level will reflect a blended **net initial yield of 6.5%** after allowance for purchasers' costs of 6.21%

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# FURTHER INFORMATION

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