

441

**BETHNAL
GREEN ROAD
E2 0AN**

FREEHOLD MIXED USE INVESTMENT OPPORTUNITY

LESS THAN 5 MINUTES WALK FROM BETHNAL GREEN

UNDERGROUND STATION



THE
SUN
TAVERN

441

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Traffic
enforcement

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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 8 years remaining and two 2-bedroom apartments on the upper parts let on ASTs**
- Both apartments were refurbished to a high standard.
- **Pub has been in occupation for over 10 years and is an established East London institution due to having the largest collection of Irish whiskey in London.**
- Total current income of **£134,100 per annum.**
- **Freehold.**
- **Potential for rental growth for both apartments with the rents having consistently grown year on year for the last 5 years.**
- Offers in excess of **£1,700,000 (ONE MILLION SEVEN HUNDRED AND EIGHTY THOUSAND POUNDS)** subject to contract and exclusive of VAT.

This price breaks down as follows:

£650,000 - 7.75% NIY on the commercial element

£1,050,000 - £774 psf on the two ASTs

Assuming normal purchasers costs.

BETHNAL GREEN

Bethnal Green is one of London's most sought-after and culturally rich neighbourhoods. The area is nestled within the London borough of Tower Hamlets and has become a hub for the tech, media and creative and fashion sectors who all take advantage of the area being one of the best-connected suburbs of East London.

In recent years Bethnal Green has become one of London's most established cultural destinations with an eclectic blend of music venues, bars, restaurants, converted railway arches, museums, and open parks.

This rise in Bethnal Greens popularity is due to the areas strategic position, located approximately 0.9 miles west of Shoreditch, 1.6 miles west of Old Street Roundabout, 1 mile northeast of Whitechapel, 2.2 miles west of Stratford and 1.2 miles east of The City.

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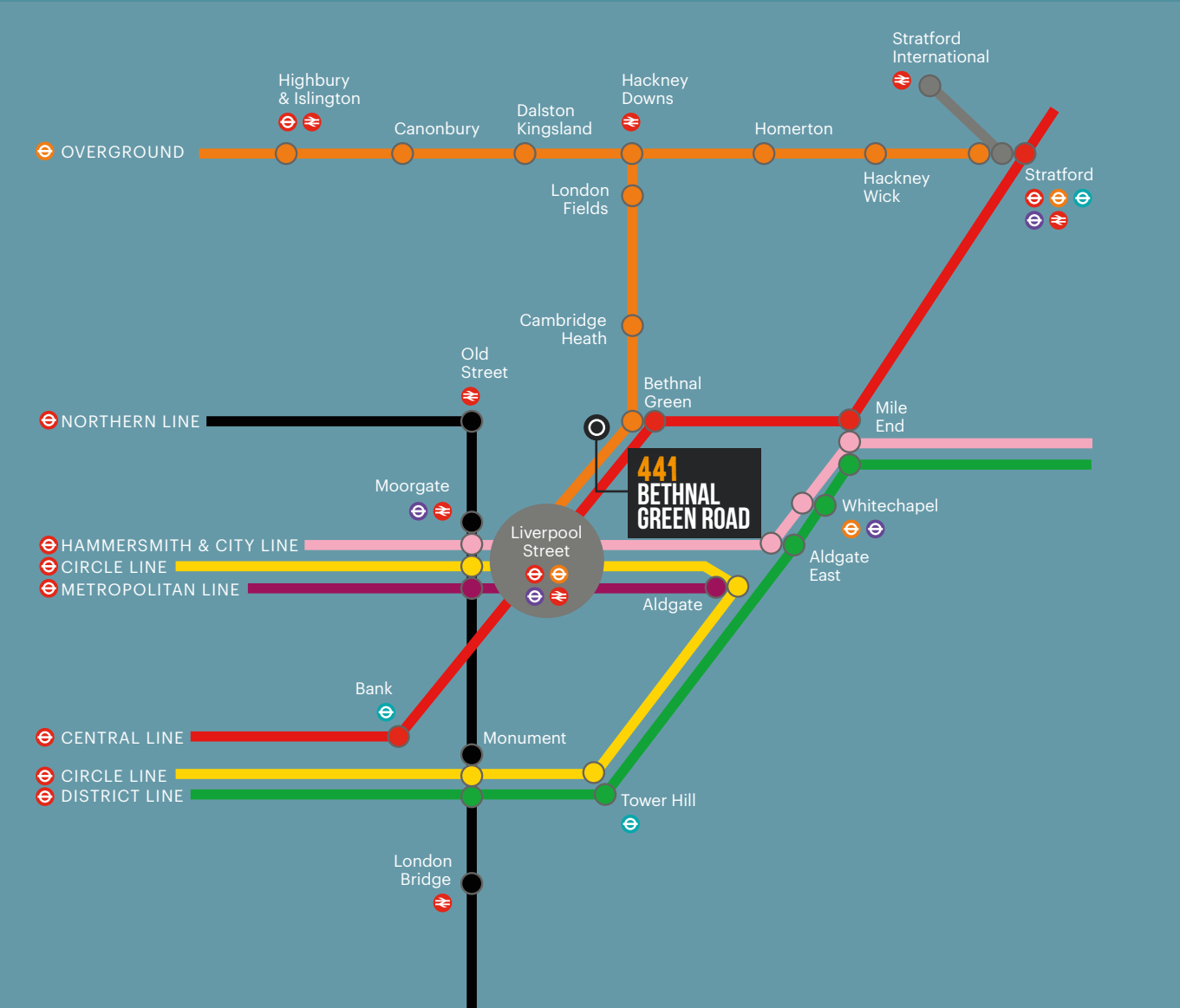


**'ONE OF LONDON'S MOST
SOUGHT-AFTER AND
CULTURALLY RICH
NEIGHBOURHOODS.'**



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

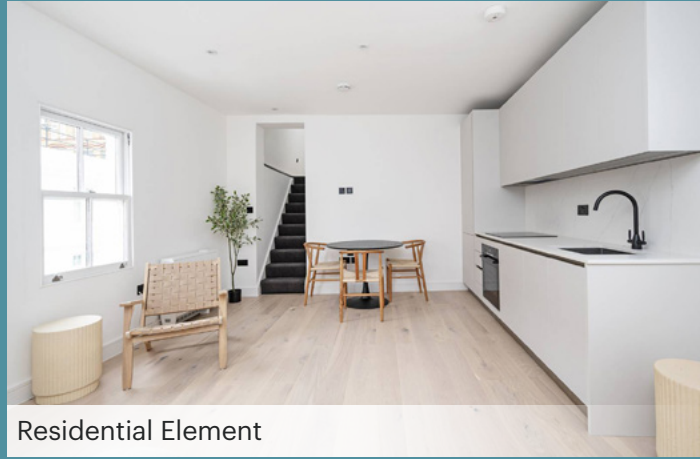
- | | |
|-----------------------------|---------------------------|
| 1 HSBC | 9 BOXCAR Brewery/Tap Room |
| 2 Iceland | 10 Boots |
| 3 McDonald's | 12 The Hive |
| 4 KFC | 13 Co-op Food |
| 5 Tesco Metro | 14 The Green Truffle |
| 6 Halifax | 15 Sainsbury's Local |
| 7 The Star of Bethnal Green | 16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



Residential Element



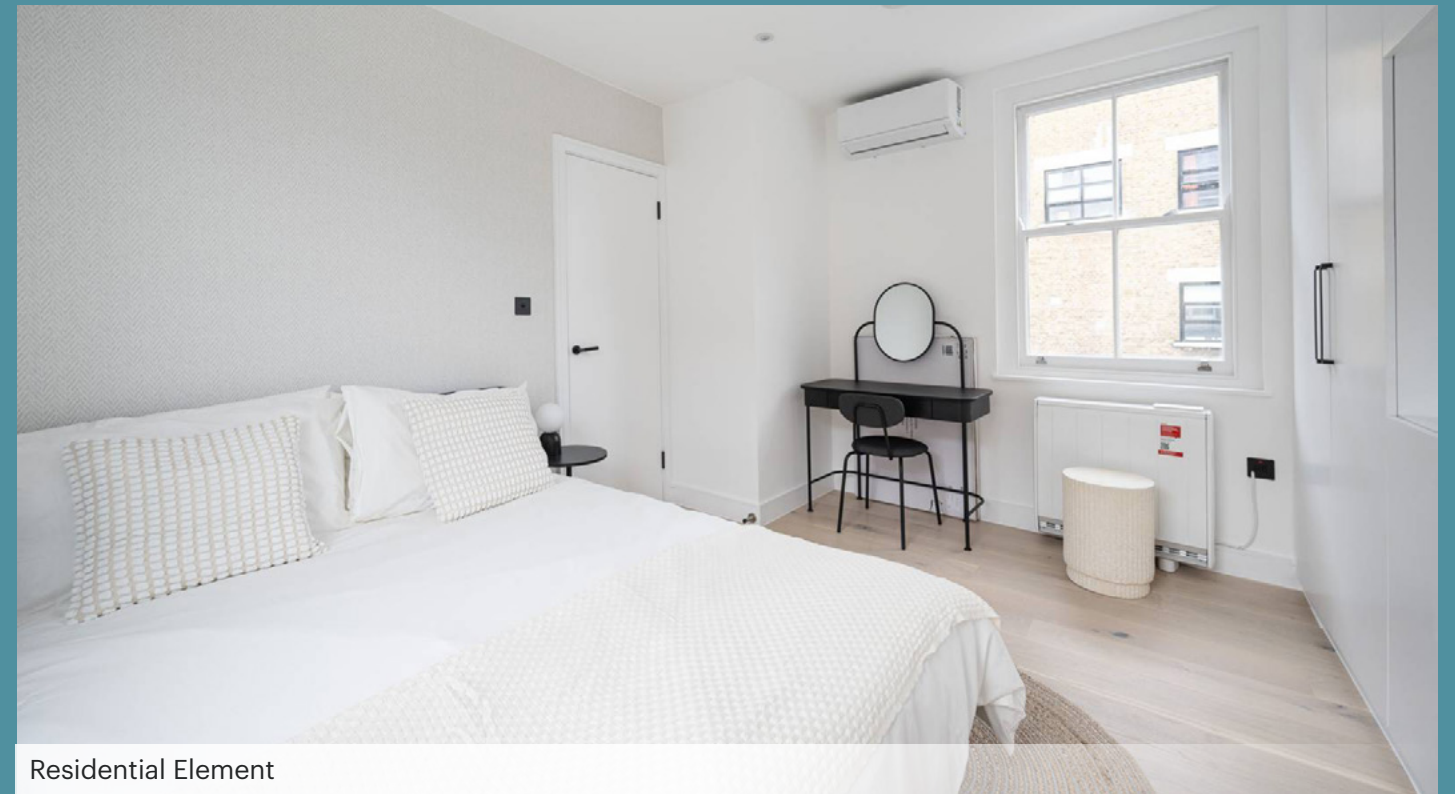
Residential Element



Residential Element



The Sun Tavern



Residential Element

DESCRIPTION

The subject property comprises a mixed-use corner block of brick construction built up over a small 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.



TENURE

Freehold.



ACCOMMODATION & TENANCY

Address	Type	Floor	Units	Beds	NIA Sq ft	NIA Sq m	Tenant	Rent	Lease Start	Lease Exp	Review	Break	Lease Type/L&T Act 1994
441 Bethnal Green	Commercial	Ground Floor + part basement	1	0	1,044	129.00	The Umbrella Projects Limited	£52,500	30/11/2014	29/11/2034	30/11/2019	No	Outside the act. Tenant has been in occupation for over 10 years.
Flat 1, Gramercy Park Apartments, 1c Ellsworth St E2 OAU	Residential	1	1	2	646	60.01	Tenant	£39,600	19/09/2025	18/09/2026		6 months	Flat has an outdoor roof terrace.
Flat 2, Gramercy Park Apartments, 1c Ellsworth St E2 OAU	Residential	2	1	2	710	65.96	Tenant	£42,000	28/08/2025	27/08/2026		6 months	
Property Total			3		2,400	255.92		£134,100					

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VAT

Value added tax will be applicable to the sale of this property and it is anticipated that the transaction will be treated as a transfer of going concern.

PROPOSAL

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FURTHER INFORMATION

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of **SEPTEMBER 2025**