

London E1 – 17/19 Umberston Street, Tower Hamlets E1 1PY  
Virtual Freehold Retail Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London E1 – 17/19 Umberston Street, Tower Hamlets E1 1PY

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £390,000
- Gross Initial Yield: 7.69%
- Rental Income: £30,000 p.a.
- VAT is NOT applicable to this property
- Comprises retail premises arranged over ground floor and basement
- Forming part of a newbuild (2020) residential block
- Situated just off Commercial Road with occupiers nearby including takeaway`s, barbers, butchers, convenience store and many more



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 17/19 (Ground Floor & Basement)	Ground Floor: 57.50 sq m (620 sq ft) Open plan retail Basement: 95.50 sq m (1,028 sq ft) Ancillary, Storage	ASE Textile Limited	10 Years from 7 April 2022	£30,000	Note 1: FRI Note 2: Open market rent review in April 2025, 2028 and 2031. Note 3: No breaks Note 4: Personal guarantee Note 5: Deposit held of £7,500
			<b>Total</b>	<b>£30,000</b>	

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### Property Description:

Comprises ground floor retail premises with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: 57.50 sq m (620 sq ft)

Open plan retail

Basement: 95.50 sq m (1,028 sq ft)

Ancillary, Storage

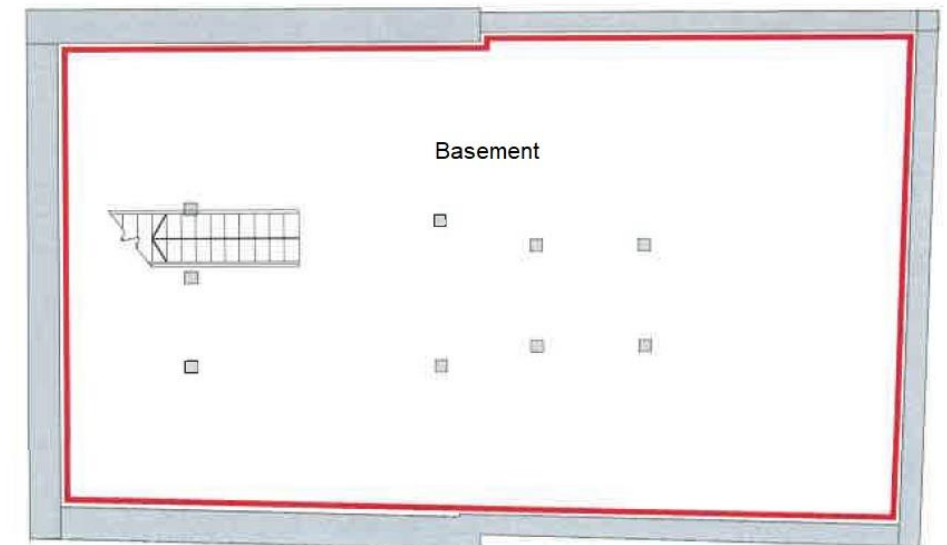
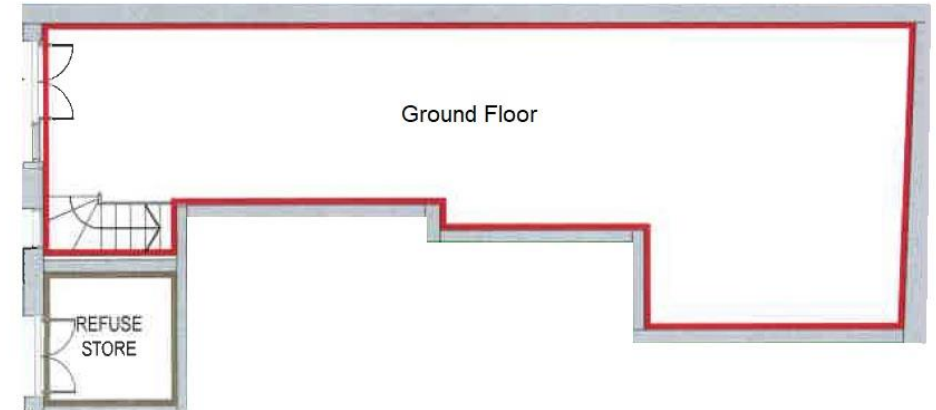
Total area size: 153 sq m (1,648 sq ft)

### Tenancy:

The property is at present let to ASE Textile Limited (with personal guarantee) for a term of 10 years from 7<sup>th</sup> April 2022 at a current rent of £30,000 p.a. and the lease contains full repairing and insuring covenants. Open market rent review in April 2025, 2028 and 2031. No breaks. Deposit held of £7,500.

### Tenure:

Long Leasehold. Held on a 999 year lease from 4<sup>th</sup> March 2021 at a ground rent of peppercorn.



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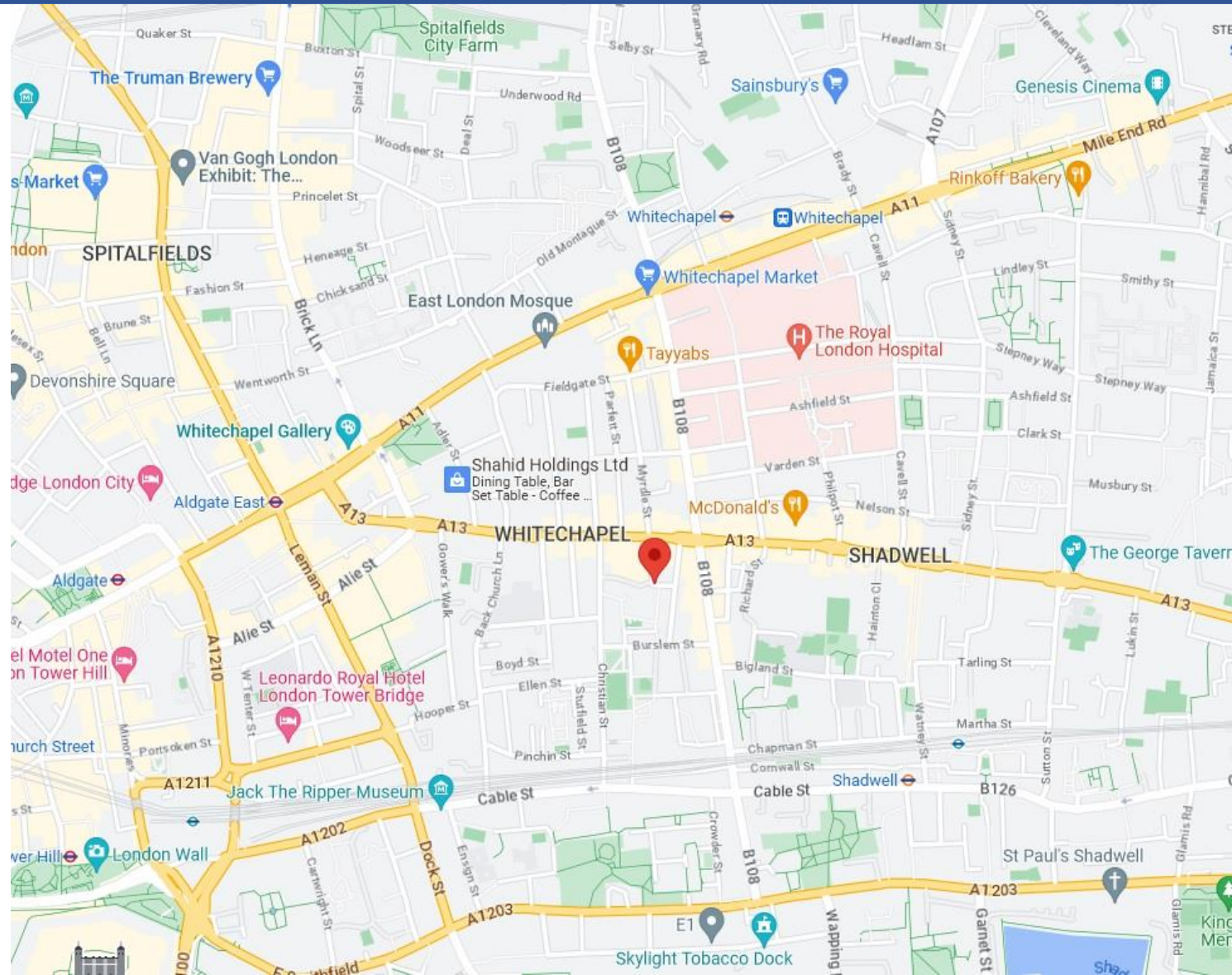


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## Location:

The property is located in the heart of Whitechapel on Umberston Street, London, E1. It is surrounded by Commercial Road (A13) to the north and The Highway (A1203) to the south. The area benefits from excellent transport links, with Shadwell London Overground Station just 750m away, and Aldgate East and Whitechapel underground stations within easy walking distance. There are multiple bus routes, including night buses, along Commercial Road. The immediate vicinity consists of a mix of high-density housing, offices, and independent retailers.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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