



# Online Auction

Thursday 11<sup>th</sup> June 2026

471-473 Bethnal Green Road,  
Bethnal Green, London E2 9QH



Sanderson  
Weatherall



Freehold retail/residential building producing £22,800 per annum. Part Vacant Possession

Guide Price: £450,000

Bidder security deposit: £3,500  
Start time: 10.00am

### Property Summary

- On the instructions of the Administrators
- Freehold retail/residential building
- Part vacant possession
- Two retail units (No.471 let, No.473 vacant)
- Four flats arranged over the upper floors each sold on separate long leases
- Producing £22,800 per annum (plus vacant retail unit No. 473)
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## Description

The property comprises two adjoining three storey buildings of brick construction arranged as two ground floor retail units with basement, and four self-contained flats above arranged over the first and second floors with a separate front entrance from Bethnal Green Road.

The retail units benefit from full height glazed frontages and roller shutter doors for security.

## Location

Bethnal Green is approximately 3.5 miles north-east of central London in the London Borough of Tower Hamlets, bordering Shoreditch one mile to the west, Hackney a similar distance to the north and Whitechapel to the south.

Bethnal Green underground station (Central Line) is a short walk from the property, it is situated approximately 50m to the south-east of the property.

The property is situated on the north side of a busy retail pitch in the heart of Bethnal Green, opposite the junction with Gales Gardens. Nearby occupiers include McDonald's, Iceland and BetFred.



## Accommodation & Tenancies

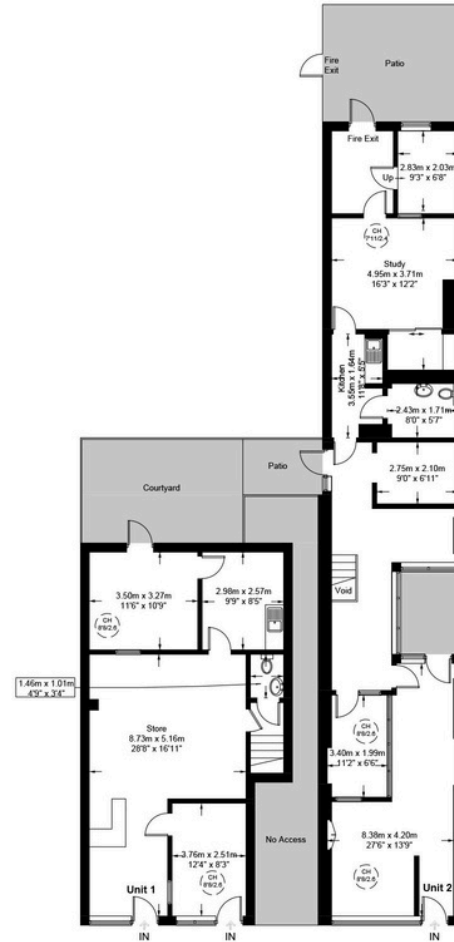
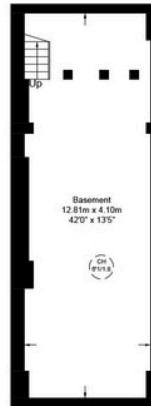
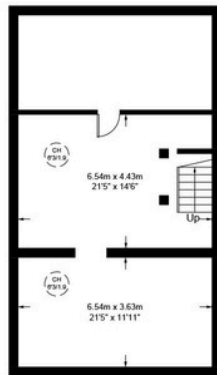
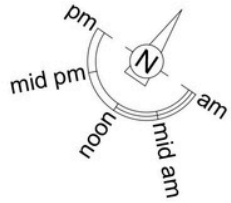
Address	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
No. 471	Ground Basement	Retail Storage	62.90 72.70	745 782	Orchid Private Company Ltd	10 years from 2/10/2020	£22,000
No. 473	Ground Basement	Retail Storage	94.60 52.20	1,018 562	Vacant		
Nos. 471-473	First SEcond	Residential	Four flats		Individuals	125 years from 24/6/2000	£800
Total							£22,800

The retail floor areas are stated as Gross Internal Area (GIA).

**Note** - Section 5B notices under the Landlord & Tenant Act 1987 have been served on the qualifying tenants. Refer to legal pack for copy documentation.

# Bethnal Green Road, E2

Approximate Net Internal Area = 3107 sq ft / 288.7 sq m



**Guide Price**  
£450,000

**Tenure**  
Freehold

**EPC**  
No. 471 - D  
No. 473 - C

**VAT**  
Please refer to the legal pack in this regard.

**SW**  
Sanderson  
Weatherall

Contact: 020 7851 2100  
Website: [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk)

**Seller's Solicitor**

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