

**Bennett  
Phillips  
Luton**

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- **COMMERCIAL PROPERTY AGENTS**
- **SURVEYORS**
- **MANAGING AGENTS**
- **RETAIL**
- **OFFICE SPACE**
- **INDUSTRIAL**
- **INVESTMENT PROPERTY**

Whilst we at Bennett Phillips Luton endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



**FOR SALE**  
**Income Producing Shop**  
**& 4 Self Contained Flats**  
**(1 x 2 bed & 3 x 1 beds)**

**98 MILE END ROAD**  
**LONDON E1 4UN**

- **City of London Fringe**
- **Within a short walk of The Royal London Hospital & Whitechapel Station.**
- **Self-contained & separately metered throughout**
- **Rare Freehold opportunity**

**LOCATION:**

The property is situated on Mile End Road (A11), close to the junction with Stepney Green & the Anchor Retail Park where Halfords, Asda & Currys PC World are represented. The Royal London Hospital (Barts Health NHS Trust) & Whitechapel Station (District Line / Hammersmith & City) & London Overground service, are both within a short walk. The property is within the shadow of The City of London & approx 1.5 miles from both Bank & Liverpool Street & easily accessible to The West End which is approx 4 miles distant.

**ACCOMMODATION:**

Comprising a four storey plus basement, mixed use commercial & residential property laid-out to provide a ground floor shop with ancillary storage, kitchen & customer seating in the basement, 1 x 2 bed & 3 x 1 bed flats located over Lower Ground, 1st, 2nd & 3rd floors. All parts of the demise benefit from having their own self-contained facilities & are separately metered & assessed for Business Rates & Council Tax respectively.

**EXISTING TENANCIES AND RENTAL INCOMES DERIVED:****Shop.**

A FRI Lease was granted in July 2008 for a term of 20 years. The 2020 rent review was recently settled, effective from 21st August 2021 at a passing rent of £22,000pax. There is one final rent review due on 21st July 2025. There are no tenant Breaks. The shop trades as Sushi & Thai Express Restaurant & take-away.

**Residential.**

Comprising 4 flats, 2 of which are Let, producing a income of £30,159.96. The 2 flats which are currently vacant previously produced a combined income of c. £30,000pa.

When fully Let the combined rental income will be £82,160pax.

**PRICE:**

Offers are invited in the region of £1,600,000.

**TENURE:**

Freehold to include the benefit of the above tenancies, rental income derived & vacant possession where applicable.

**SALIENT INFORMATION:**

All flats are separately metered.

Each part of the property is separately assessed for rates.

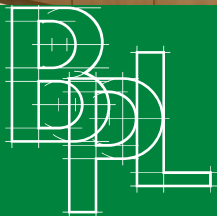
Rent deposits equal to 6 weeks rent are held in respect of each residential Letting & 3 months in respect of the shop.

**LEGAL COSTS:**

Each party are to be responsible for their own legal costs borne in this transaction.

**VIEWING:**

Strictly by appointment through agents Bennett Phillips Luton | 0208 501 3000 Contact Marc Luton at [marc@bennettphillips.com](mailto:marc@bennettphillips.com)



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