



FOR SALE - TWO SHARE OF FREEHOLD CLASS E INVESTMENTS

70-72 Chatsworth Road, London E5 0LS

Two Class E premises of 550 sq (51.1 sq m) and 577 sq ft (53.6 sq m) NIA

Current income of £59,000 pax, rising to £60,000 pax in October 2026

Price Offers in the region of £800,000 for the freehold retail investment

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

70-72 Chatsworth Road, London E5 0LS

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Location

The property is located on Chatsworth Road, at the junction with Blurton Road. The street has improved over the years to provide a selection of established brands and boutique operators. Locally, the area is predominantly residential and benefits from being situated approximately 600 metres from Homerton Station.

Neaby amenities include Homerton University Hospital and Hackney Marshes.

Description

Both shops are arranged over ground floor only, with the corner unit benefiting from a return frontage.

Number 70 has recently been granted some extra storage space at the rear of the property.

The residential upper parts has been sold off on long leaseholds at peppercorn ground rents.

Tenure

999 year long leasehold with a share of freehold.

Price

Offers in the region of £800,000, which represents a Net Initial Yield of 6.99%, after deducting purchaser's costs, and a reversionary yield of 7.11%.

Building Type

Class E use

VAT

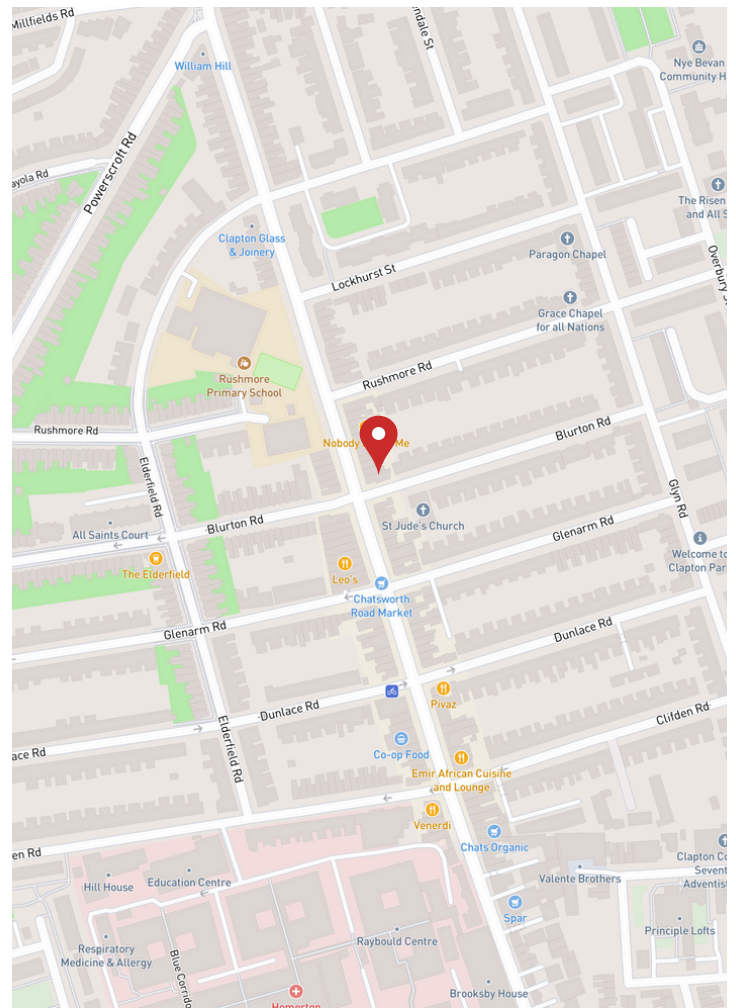
The premises are not elected for VAT

EPC Rating

C-72

Tenancy schedule

Address	Tenant	Use	Size	Lease start	Lease end	Next review	Break clause	Rent	Comments
70 Chatsworth Road	Hackney Barkers Limited	Class E	577 sq ft	19/10/2021	18/10/2031	19/10/2026		£31,500	Rent increasing to £32,500 at next review
72 Chatsworth Road	Mind (The National Association for Mental Health)	Class E	550 sq ft	15/02/2024	14/02/2034	15/02/2029	Tenant only on 15/02/2027 & 15/02/2030	£27,500	
Total								£59,000	



Contact Owners Sole Agents

Assembly CRE

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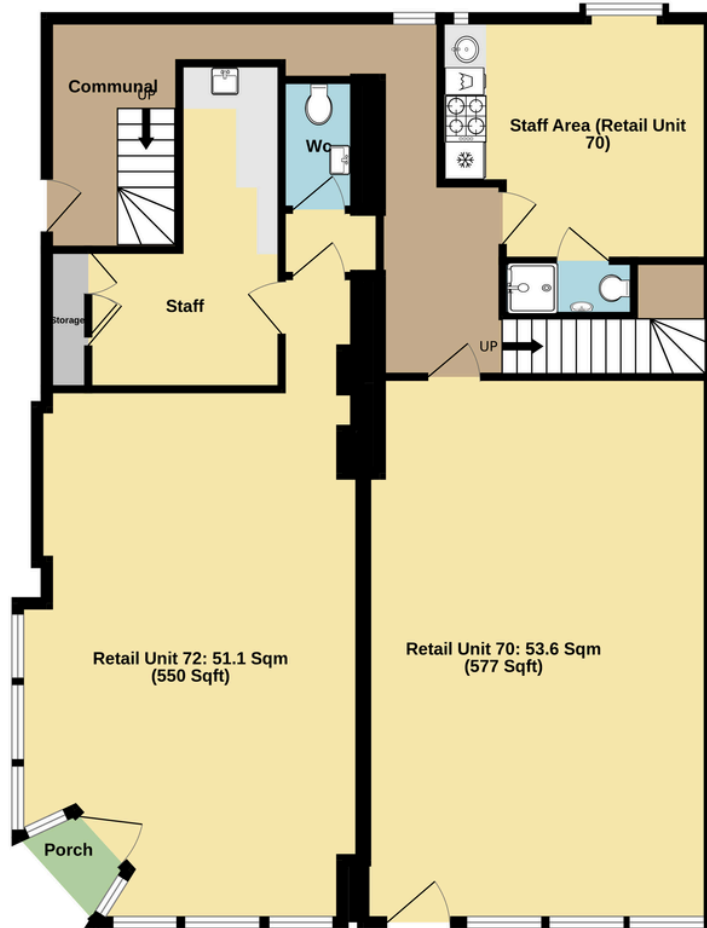
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Ground Floor
1334 sq.ft. (124.0 sq.m.) approx.
Plan is not to scale, for informational purposes only



Chatsworth Road 70/72 Retail Unit Space

TOTAL FLOOR AREA: 1334 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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