

Nº 59-67
MILE END ROAD
WHITECHAPEL E1

Rare mixed-use investment & development opportunity



Nº 59-67

02

MILE END ROAD



INVESTMENT SUMMARY

- Retail & residential investment & repositioning opportunity in Whitechapel
- Prominent east London location within close proximity of Whitechapel Station (Elizabeth, District and Hammersmith & City lines, and Overground services)
- Situated within walking distance of Queen Mary University of London, and the Royal London Hospital
- Mixed-use investment and development opportunity comprising 3 retail units across the ground and part basement floors totalling 4,322 sq ft and 14 residential apartments across the three upper floors totalling 10,045 sq ft
- Total combined gross internal floor area of 14,367 sq ft
- Retail income of £136,000 per annum from three independent retailers with a WAULT to break of 12.61 years and WAULT to expiry of 15.72 years
- Residential income of £335,100 per annum with flats leased on ASTs with 2 months prior written notice to break
- Combined passing income of £471,100 per annum
- Further vacant, & un-utilised secure car park to the rear, with potential to generate additional c.£20,000 per annum income
- Potential to generate additional c.£15,000 per annum income from two storage units within the building
- Planning permission granted for the redevelopment of part of the yard to deliver 3 further apartments (1x1-Bed, 2x2-Bed) and the creation of additional rear balconies for the existing accommodation. Certificate of Lawful Development granted to enshrine the consent
- Part freehold / part long leasehold

Offers are invited in excess of **£6,750,000** reflecting a Gross Initial Yield of **6.5%** and a low capital value of **£513 per sq ft** on the residential element, a **8.00% Net Initial Yield** on the retail element, and an overall Gross Yield of **6.95%**.

Nº 59-67

RIVER THAMES

03

MILE END ROAD

Thomas More Square

Tower Bridge

London Bridge

The City

West End

Liverpool Street

Shoreditch

Shadwell

St Katharine Docks

The Royal London Hospital

Aldgate East

Spitalfields Market

Tower Hamlets Town Hall

Truman Brewery

The Silk District

Whitechapel

Bethnal Green

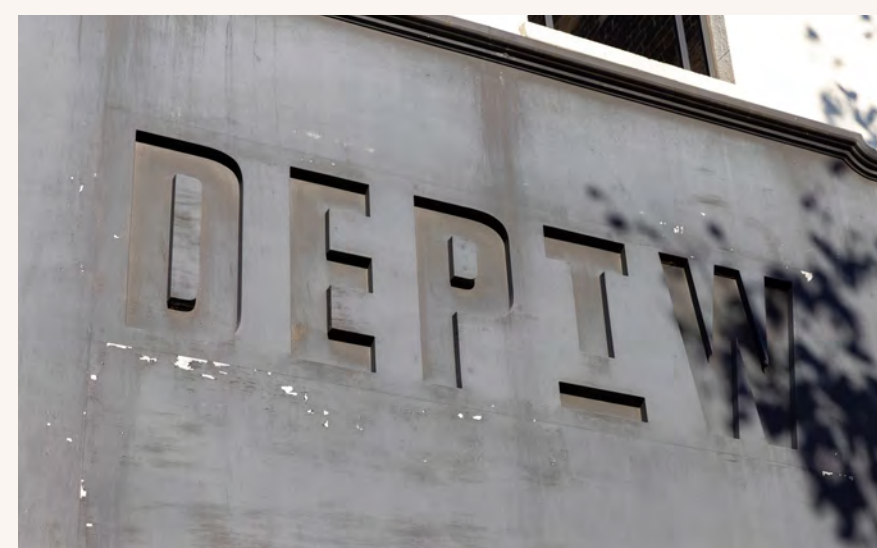
Nº 59-67
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Stepney Green

Queen Mary University

Mile End Park

A11



THE LOCATION

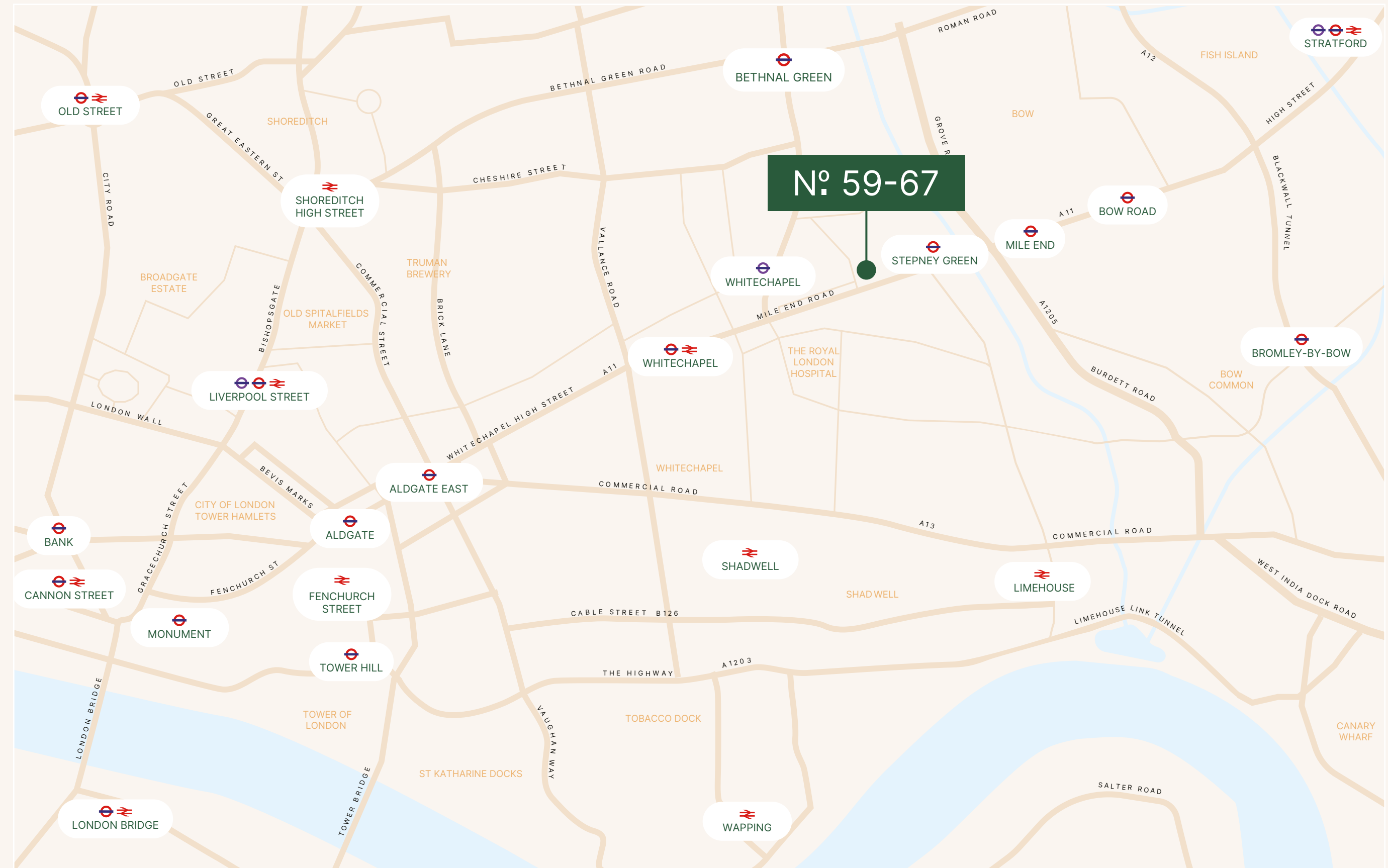


59-67 Mile End Road is strategically located in between Whitechapel and Mile End within the London Borough of Tower Hamlets, approximately 1.5 miles to the east of the City of London.

Whitechapel and the surrounding area has undergone a dramatic transformation over the past decade to become one of the most vibrant east London districts. The location is within close proximity to the City of London, St Katharine Docks, Spitalfields, Brick Lane, and Old Truman Brewery. This, combined with the connectivity via Whitechapel station offering short travel times into the City, Shoreditch, West End and Canary Wharf, has made it an increasingly desirable residential and retail location.

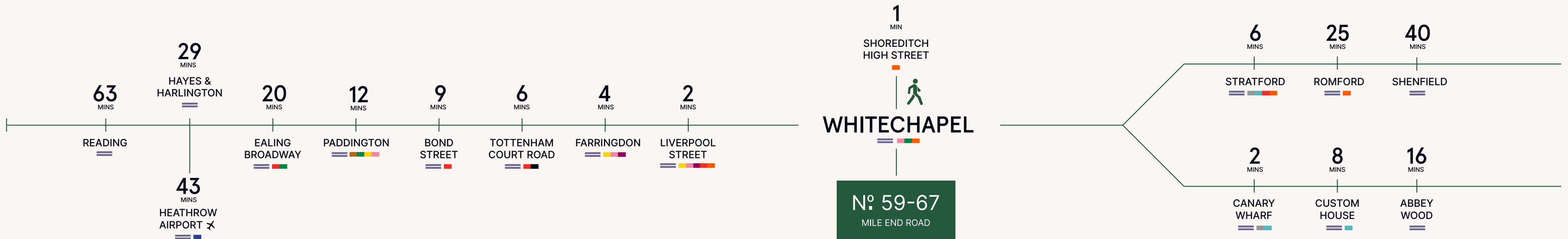
The immediate area comprises a mix of period and post war built residential property together with a diverse mix of local retail and commercial businesses located along Whitechapel Road and Mile End Road. The Royal London Hospital campus lies a few minute's walk to the west. Queen Mary University of London occupies a number of buildings in the vicinity, including the Dept W scheme located immediately adjacent. With over 32,000 students, QMUL is part of the Russell Group of universities.

The location also supports the recently relocated Tower Hamlets Town Hall opposite Whitechapel station and is the focus of the emerging Life Sciences cluster concentrated around the Royal London Hospital site which is set to further transform the area as part of the 'Whitechapel Vision'.



TRANSPORT & CONNECTIVITY

The area benefits from excellent transport links to The City, West End, Canary Wharf, and north into Shoreditch. The building is situated an equidistant 5 minute walk from both Whitechapel and Stepney Green stations, whilst Bethnal Green station is a 12 minute walk to the north, providing access to the Elizabeth, Hammersmith & City, District, and Central lines, and Overground services.

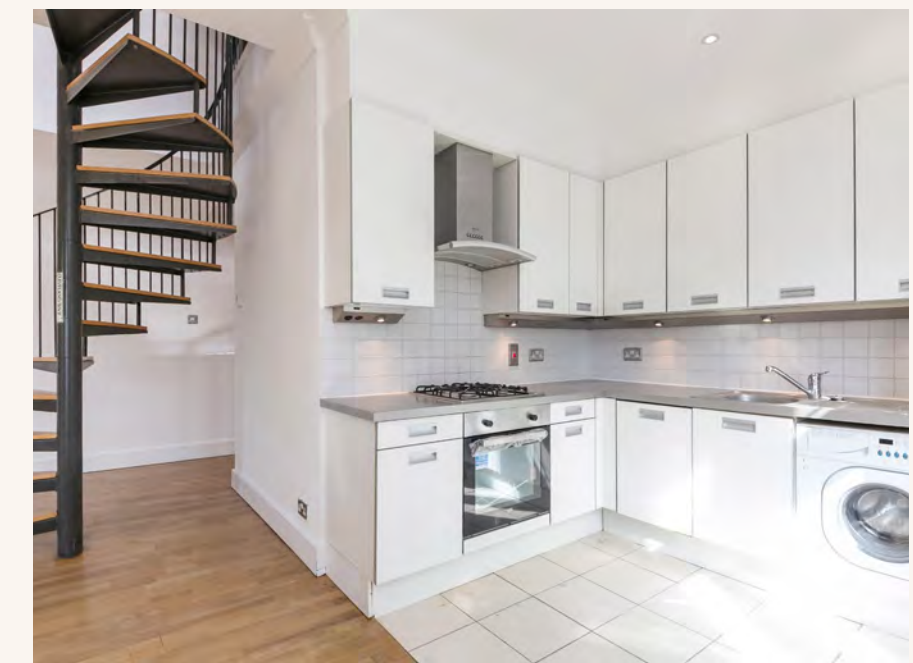
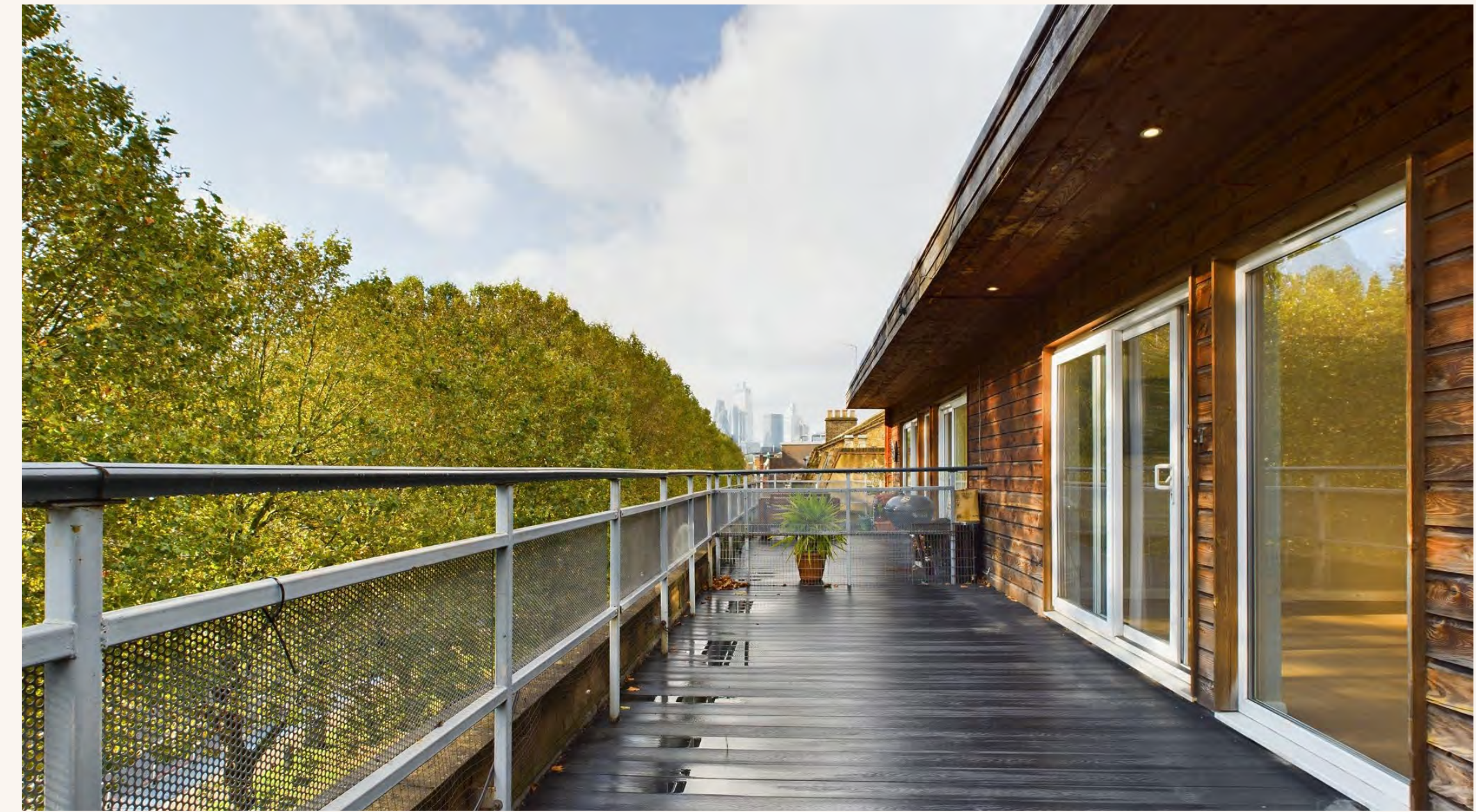


THE PROPERTY

The property comprises two interconnecting buildings. 59-65 Mile End Road is a post-war built block arranged over ground and three upper floors. 67 Mile End Road is an attractive Victorian building arranged over basement, ground and three upper floors that occupies a prominent corner position. To the rear of the property is a large secure car park.

The commercial premises is configured as three retail units arranged over ground and basement levels currently occupied in restaurant (subject to ongoing tenant fit out) and retail uses that benefits from a prominent and active frontage to Mile End Road and the junction with Cleveland Way. The residential upper floors are configured as

14 residential apartments reached via two separate entrance and stair cores. Flats 1-6 (2 x 1-Bed, 3 x 2-Bed and 1 x 3-Bed) are accessed from the Cleveland Way frontage. Flats 7-14 (4 x 1-Bed and 4 x 2-Bed) are accessed to the rear of the block via the secure gated access accessed via Cleveland Way.

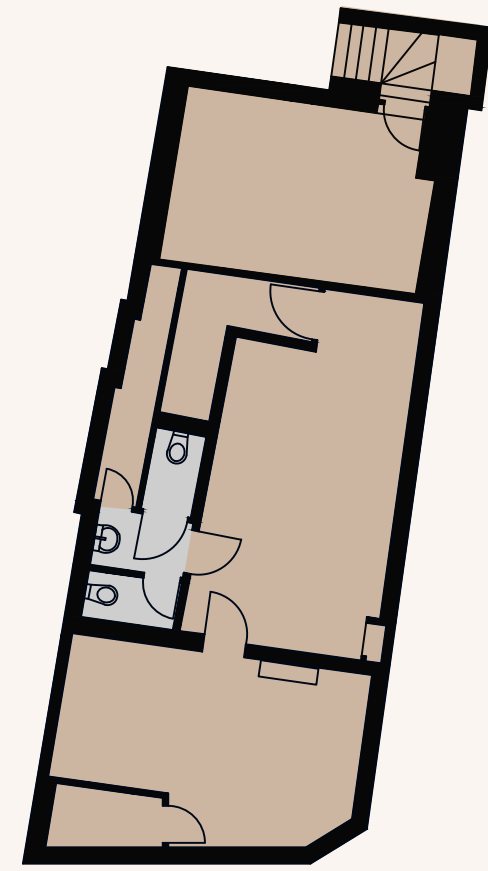


The rear car park is not demised to any of the residential or commercial tenants in the building and benefits from planning permission for development to deliver three further flats. Alternatively it could be utilised to provide additional income, and outline terms for a management agreement have been proposed by a private car park operator.

For further information and floor plans please see the data room.

ACCOMMODATION

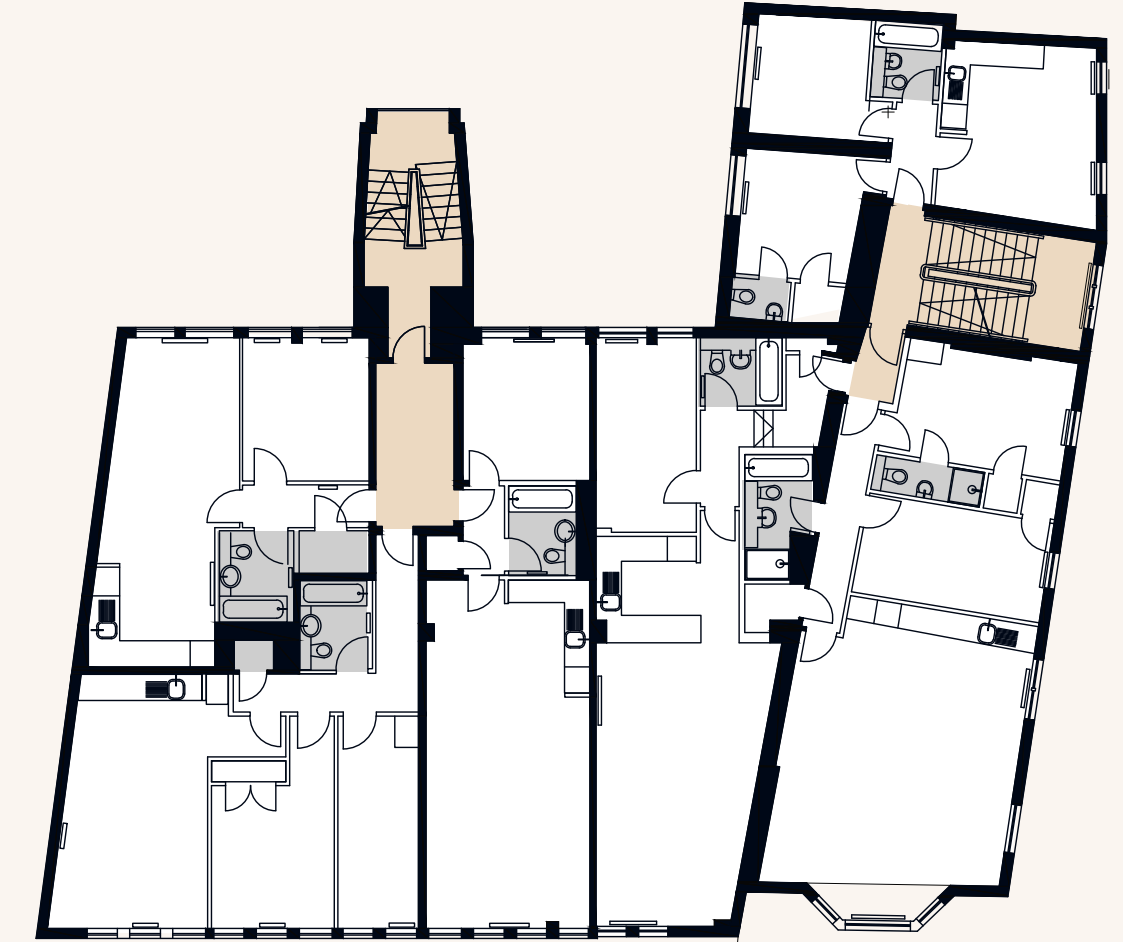
Lower Ground



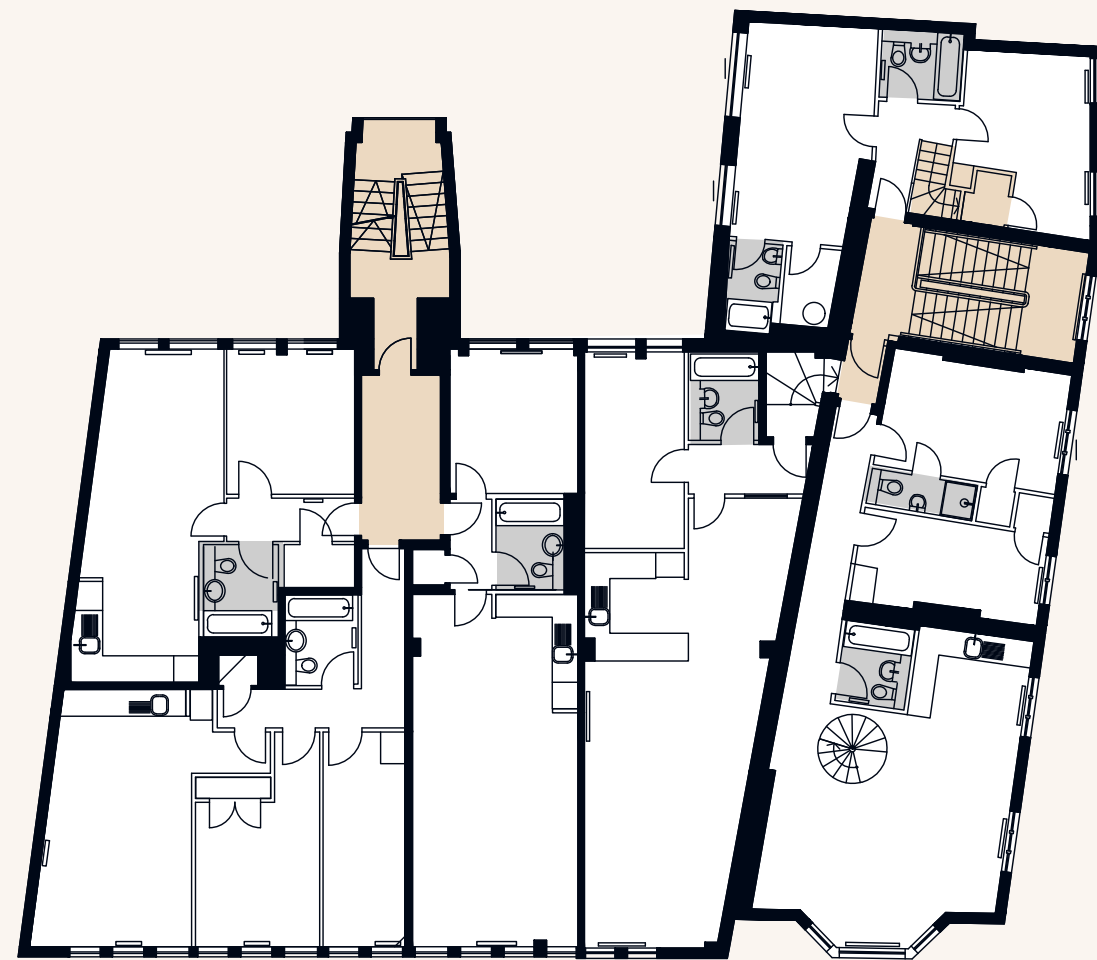
Ground



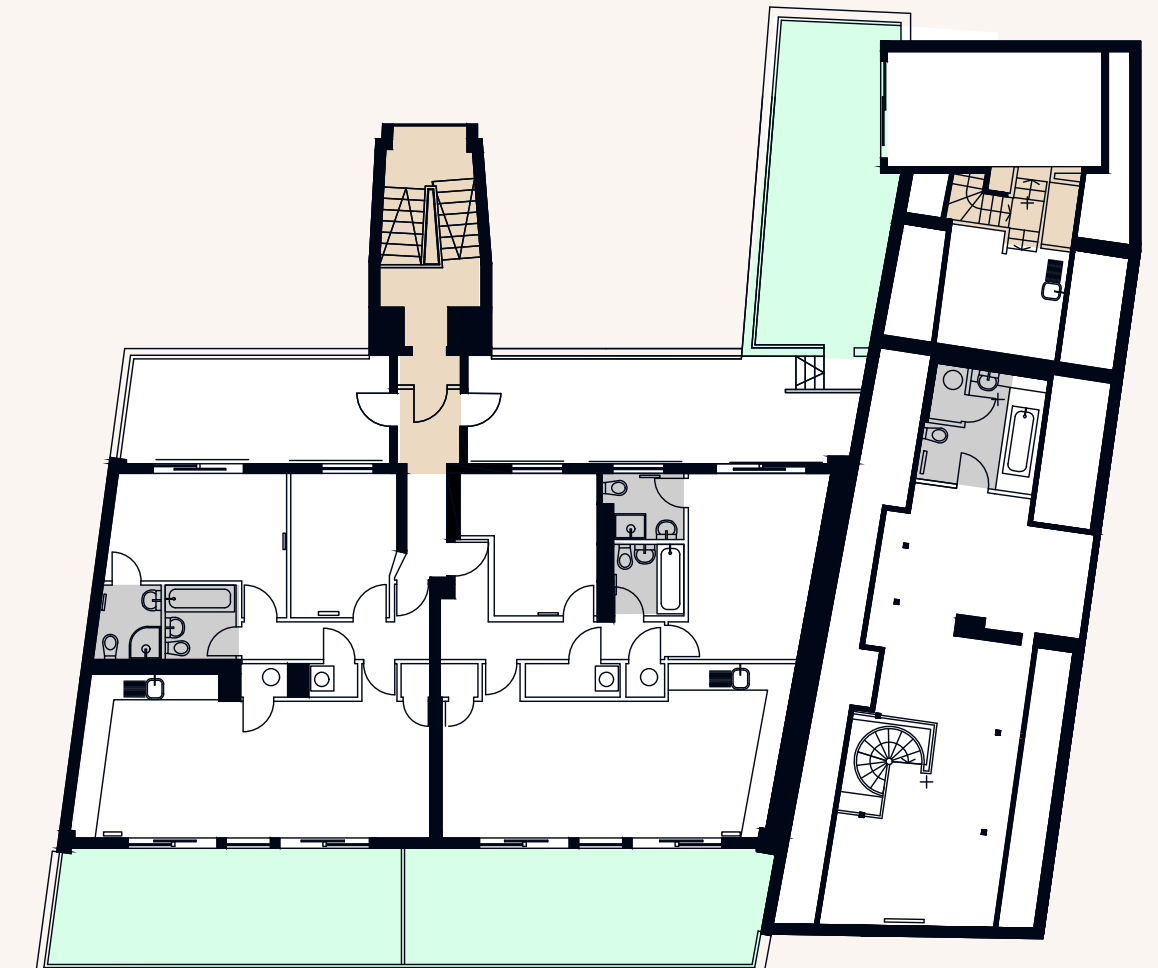
First



Second



Third



KEY

- Residential
- Terrace
- Commercial
- Toilets
- Core

For identification purposes only.

TENANCY SCHEDULE

COMMERCIAL

Unit	Floor	NIA sq ft	GIA sq ft	Tenant	Lease term	Start	End	Break	Break term	Next RR	RR Term	Rent	£psf	Comment
No. 59	Ground	560	628	I VAPE London Ltd	10	19/10/2022	18/10/2032	19/04/2025	Tenant break (not triggered)	19/10/2027	OMR	£27,000.00	£48.21	Outside 1954 Act.
No. 61-65	Ground	1,952	2,172	Private Individual	20	03/06/2024	02/06/2044	Rolling 12 month	Landlord break. Subject to premium	02/06/2029	OMR	£65,000.00	£33.30	Outside 1954 Act.
No. 67	Ground/Basement	1,318	1,522	Brim Burgers Mile End Ltd	10	25/10/2024	24/10/2039	31/10/2034	Mutual break	31/10/2029	OMR	£44,000.00	£33.38	Outside 1954 Act.
Subtotal		3,830	4,322			WAULT	15.71	12.61		COMMERCIAL SUBTOTAL		£136,000.00	£38.30	

RESIDENTIAL

Unit	Floor	Size sq ft	Tenant	Beds	Start	End	Break	Break term	Terrace	Rent	£pcm	Comment
1	First	498	AST	2	26/10/2024	25/10/2025	26/04/2025	Mutual - 2 months notice	N	£21,000.00	£1,750.00	
2	First	910	AST	2	05/08/2023	04/08/2025	04/02/2024	Mutual - 2 months notice	N	£27,300.00	£2,275.00	
3	First	650	AST	1	25/08/2024	24/08/2025	24/02/2025	Mutual - 2 months notice	N	£19,800.00	£1,650.00	
4	Second/Third	787	AST	2	08/11/2024	07/11/2025	07/05/2025	Mutual - 2 months notice	Y	£30,000.00	£2,500.00	
5	Second	686	AST	1	05/09/2024	04/09/2025	04/03/2025	Mutual - 2 months notice	N	£19,800.00	£1,650.00	
6	Second/Third	1,424	AST	3	16/06/2024	15/06/2025	15/12/2024	Mutual - 2 months notice	N	£36,600.00	£3,050.00	
7	First	689	AST	2	01/12/2023	30/11/2024	01/06/2024	Mutual - 2 months notice	N	£22,200.00	£1,850.00	
8	First	578	AST	1	21/09/2024	20/09/2025	20/03/2025	Mutual - 2 months notice	N	£21,300.00	£1,775.00	
9	First	504	AST	1	12/11/2023	11/11/2024	11/05/2024	Mutual - 2 months notice	N	£16,500.00	£1,375.00	
10	Second	504	AST	1	14/08/2024	13/08/2025	13/02/2025	Mutual - 2 months notice	N	£18,600.00	£1,550.00	
11	Second	689	AST	2	01/08/2024	31/07/2025	31/01/2025	Mutual - 2 months notice	N	£22,800.00	£1,900.00	
12	Second	579	AST	1	27/05/2024	26/05/2025	26/11/2024	Mutual - 2 months notice	N	£20,400.00	£1,700.00	
13	Third	745	AST	2	03/11/2023	02/11/2024	02/05/2024	Mutual - 2 months notice	Y	£30,600.00	£2,550.00	Remarketing
14	Third	802	AST	2	04/08/2024	03/08/2025	03/02/2025	Mutual - 2 months notice	Y	£28,200.00	£2,350.00	
Subtotal		10,045								RESIDENTIAL SUBTOTAL	£335,100.00	
Total		14,367								COMBINED TOTAL	£471,100.00	

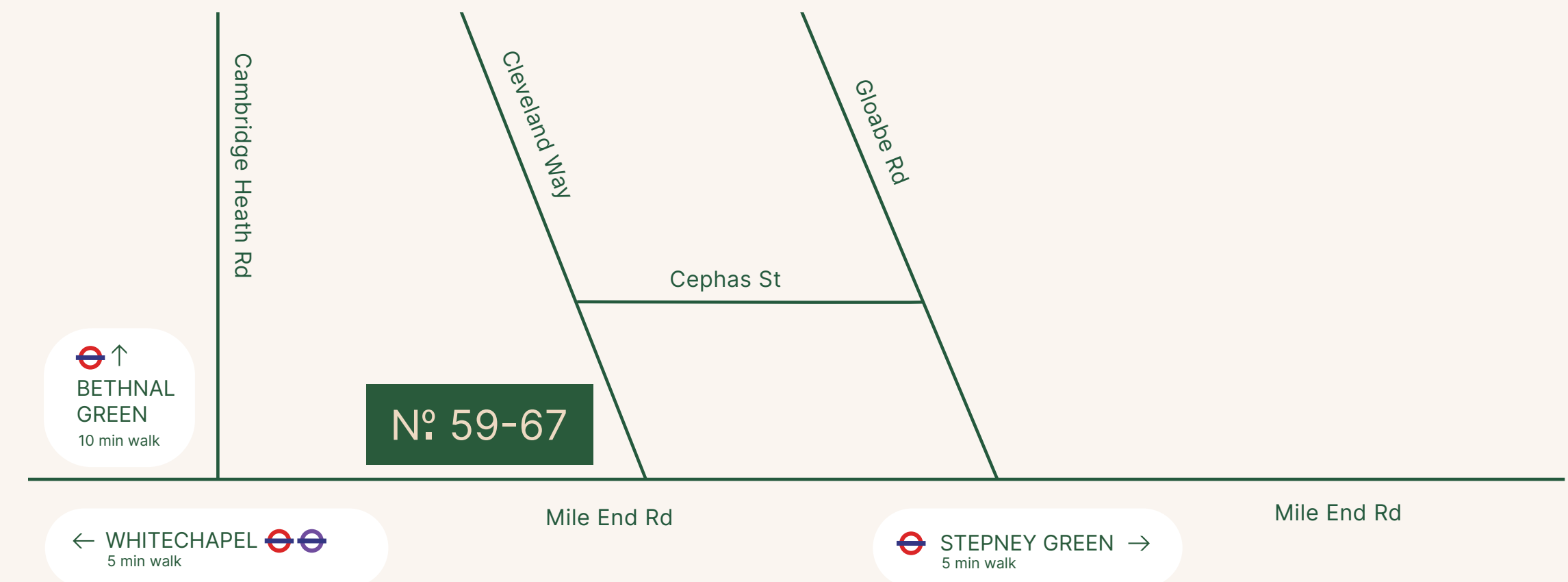
TENURE

67 Mile End Road is held Freehold (Title Number LN11250).
 59-65 Mile End Road is held Long Leasehold (Title Number LN47669) for a term expiring March 2170 at a peppercorn ground rent (thus having 145 years unexpired).



KEY

- 67 Mile End Road (Freehold)
- 59-65 Mile End Road (Long Leasehold)



ASSET MANAGEMENT AND OPPORTUNITY FOR REPOSITIONING

The property presents a number of asset management and repositioning opportunities to improve the passing rent and yield, and to enhance the capital value of the building.



- The building benefits from planning permission in May 2020 (Ref: PA/20/00021) for redevelopment of part of the car park for a rear ground floor extension and a three-storey rear building to accommodate 1 x 1-bedroom unit, 2 x 2-bedroom units and rear terraces as well as change of use of associated rear out buildings from A1 (retail) to C3 (residential) together with associated works to the rear facade. A Certificate of Lawful Development documenting implementation of this consent was granted in July 2023 (Ref: PA/23/01178).
- The property may also offer scope for the construction of an additional floor above 59-67 Mile End Road to provide 2x2-bedroom penthouses, subject to consents.
- The property is located in a sought-after central London location which experiences high residential rental demand. The passing rents for the flats in the block are modest compared to other recently refurbished or developed residential stock in the vicinity. The building offers scope to increase the rental income or optimise individual re-sale values through a rolling programme of refurbishment.
- The rear car park isn't demised to any of the commercial or residential tenants. Terms have been offered by a car park operator to take a profit share management agreement on the car park which if implemented is forecast to generate additional revenues of between £15,000-£25,000 per annum.
- Potential to generate additional income from two storage units in the lower ground and ground floor rear to produce a further £15,000 per annum.

Nº 59-67

11

MILE END ROAD

CAFE TOWN
COFFEE • CAKES

59
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DAMAL Banquet
OPENING SOON...

HYPE REALITY

TEXAS
GIVE WAY



Nº 59-67 MILE END ROAD WHITECHAPEL E1

FURTHER INFORMATION

PLANNING

The property is located within the London Borough of Tower Hamlets. The property is not Listed, however does fall within the Stepney Green Conservation Area.

VAT

The property has not been elected for VAT.

EPC

Range between Bands B-E. Full EPC information is available in the data room.

LEGAL COSTS

Each party to bear their own legal costs.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering (AML) policy. Further details on request.

FURTHER INFORMATION

A data room containing all further supporting technical information in relation to the sale is available via the following link: [59-67 Mile End Road dataroom](#)

PROPOSAL

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CONTACT

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