

160 Bethnal Green Road Shoreditch London E2 6DG



**Prominently Located
Shoreditch Restaurant Investment**

FOR SALE

Offers in excess of £650,000

Opportunity Summary

- Located in a busy retail parade in Shoreditch within a short walk of Brick Lane, Redchurch Street and the Truman Brewery complex
- Occupies a prominent corner position at the junction with Bethnal Green Road and Chilton Street
- Shoreditch High Street Overground station is a short walk to the west
- Arranged as a fully fitted restaurant over ground and basement levels extending to GIA 1,100 sq.ft
- The premises trades as **Tas Firin**, an established and very well regarded **Turkish restaurant** trading from the premises since 2003
- Let for a term expiring **November 2032** with rents reserved of **£46,000 p.a.x**, subject to review in 2027
- Subject to extensive re-fit and upgrade by the current tenant within the last 12 months
- To be sold **Freehold** subject to an over-riding 999 year long leasehold interest on the upper floors

The Opportunity

Offers are sought in excess of **£650,000** for the freehold interest.

A sale at this level would reflect a **7.0% Gross Initial Yield**.



Location

The property is located on the south side of Bethnal Green Road at the junction with Chilton Street and within close proximity to Brick Lane, Redchurch Street and the Truman Brewery complex.

The area is well served by public transport with Shoreditch High Street (Overground Line) being a 5 minute walk to the west, with Liverpool Street station being just under 1 mile / 20 minute walk to the south, Bethnal Green (Central Line) and Bethnal Green (Overground Line) are all within a 6-15 minute walk.

This section of Bethnal Green road supports a diverse range of quality independent retail and F&B businesses that have a strong local following and benefit from the Shoreditch tourist trail. Occupiers include **Well & Bucket**, **Flashback Records**, **Nordic Poetry**, **Brisket Bar LDN**, **Holy Shot Coffee**, **Yole Shoreditch & Baskin Robbins**.



The Property

160 Bethnal Green Road comprises an attractive, Victorian built corner property with retail premises configured over the ground and basement levels. *Note that the upper floor flats have been extensively refurbished and separately sold on long leases and are not included in the sale.*

The retail premises are occupied in restaurant use, with smartly fitted ground floor seating and bar/servery, with the basement fitted as kitchens, storage/back of house and with customer WCs and further staff WC. The premises have been subject to a recent programme of re-fit by the current tenant.

Accommodation

The property provides the following accommodation:

Floor	Sq ft	Sq m
Ground	535	49.70
Basement	575	53.42
Total Gross Internal Area	1,110	103.12



Tenure

The property is owned freehold (Title EGL452882) and will be sold subject to a new 999 year over-riding head-lease on the upper floors at a peppercorn ground rent.

Tenancy

The retail element of the property is single let to Tas Firin Turkish restaurant. We summarise below the key lease terms:

Tenant	Term	Commencing	Expiry	Rent (pax)	Next rent review
Elvan Akin (on assignment)	15 years	02/11/2017	01/11/2032	£46,000	02/11/2027
Chilton Headlease Ltd	999 years	From completion		Peppercorn	

Notes:

Retail Lease:

- An £11,500 rent deposit is held.
- The previous assignor is subject to an authorised guarantee agreement.
- The lease is contracted inside the 1954 Act.

Tas Firin is a long established and well regarded Turkish restaurant which we understand from the vendor has been trading from the premises since 2003. For further information please see www.tasfirin.co.uk



Planning

The building lies within the London Borough of Tower Hamlets.

The ground floor and basement is understood to have established restaurant use within Class E. The property falls within a Conservation Area but is not Listed.

Technical Information

All further supporting lease and tenure information in relation to the sale is available to interested parties upon request.

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 policy. Further details on request.

EPC

Band C/61

VAT

The property is not VAT elected.

The Opportunity

Offers are sought in excess of **£650,000** for the long leasehold interest. A sale at this level would reflect a **7.0% Gross Initial Yield**.

Viewing & Further Information

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Further Information

[View on Website](#)

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