

estate agency by

f y f e m c d a d e

FOR SALE

Broadway Market
London, E8

720 sq ft



Prime Virtual Freehold Investment Opportunity - Broadway Market, Hackney



Key Points

- Virtual Freehold
- Produced income of £48,000 pa
- 6% Yield
- Broadway Market
- High spec fit out
- Well established tenant in situ
- VAT not applicable

Description

A prime virtual freehold investment in Broadway Market, Hackney, comprising a ground-floor and basement retail unit let to % Arabica at £48,000 per annum.

% Arabica is a globally renowned specialty coffee brand with 218+ locations worldwide, including thriving London spots in Covent Garden, Broadway Market, and Spitalfields. Known for its high-quality coffee and strong customer following, the business is well-established and expanding. With a solid reputation and a long-term lease contract in place, this investment offers stability in one of East London’s most sought-after locations.

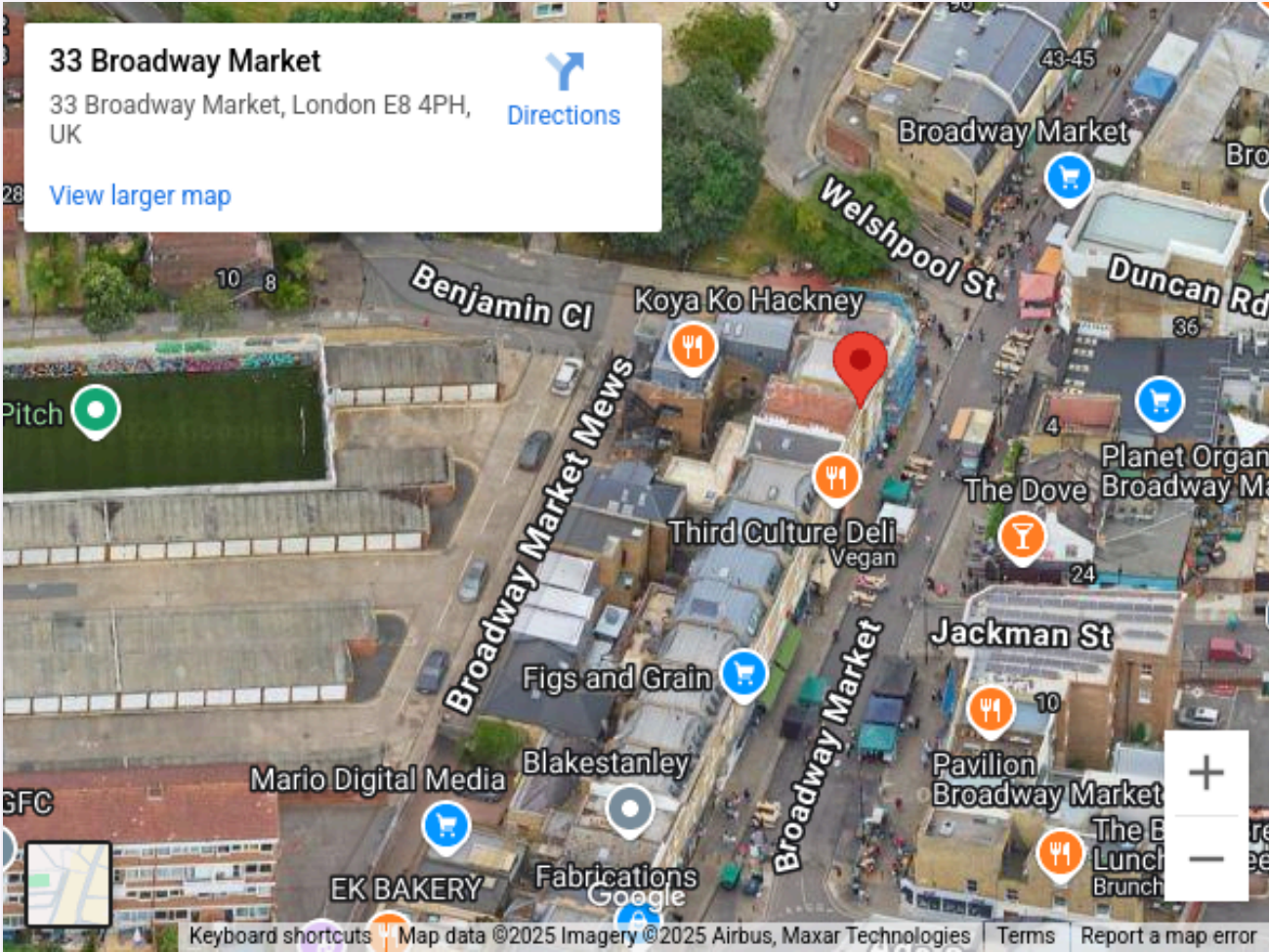
Terms

The existing lease runs until 24.06.26, after which a new 10-year lease will commence, running until 24.06.36, with rent reviews scheduled for 24.06.26 and 24.06.31, and a break option on 24.06.31.



Location

The shop is located at Broadway Market in London Fields; a lively street known for its weekend market, independent shops, cafes, and restaurants. A popular spot for locals and visitors, it offers artisan food, vintage fashion, and a creative community vibe, making it a prime location for businesses and investment.



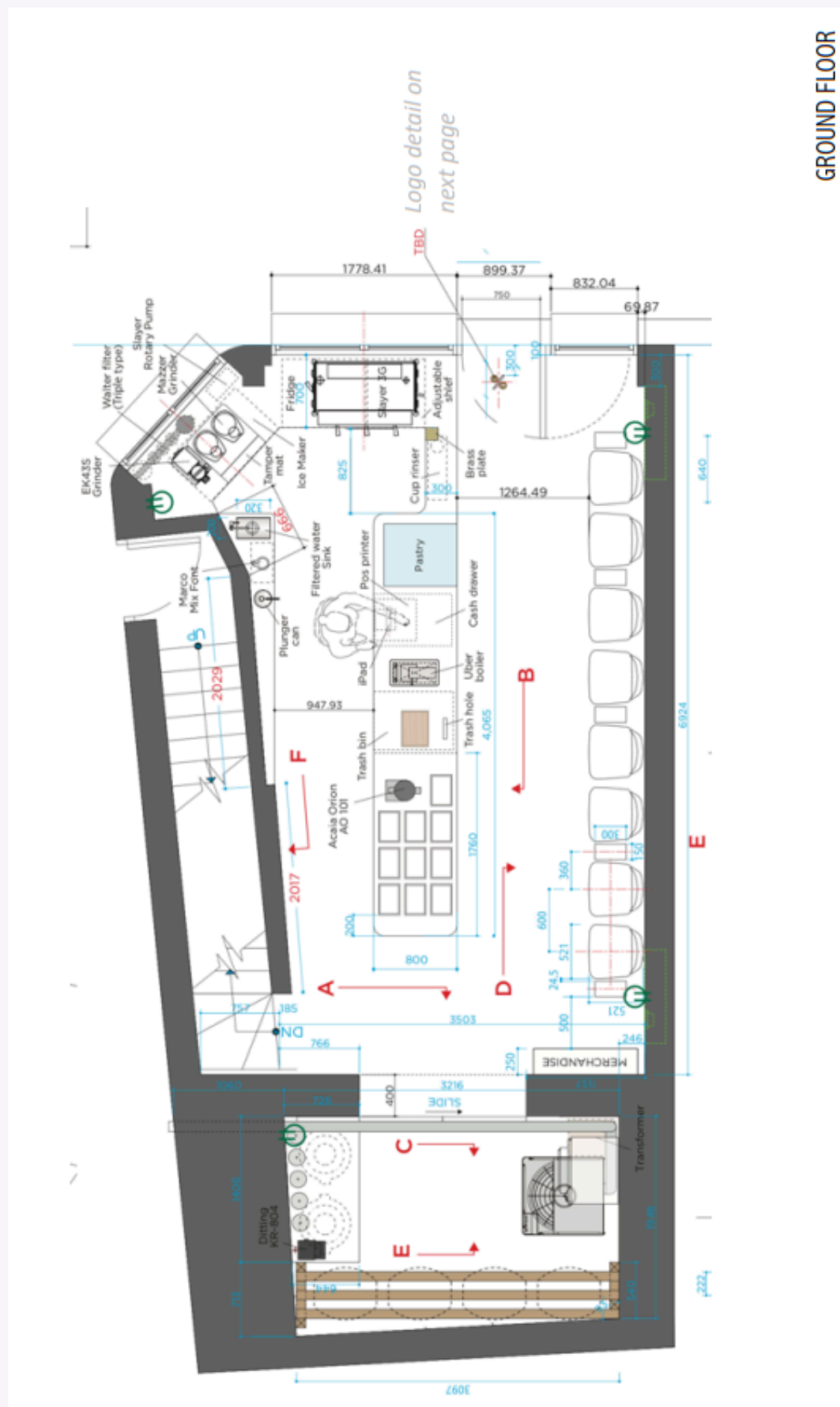
Transport Links



London Fields Station - 0.4 miles / 9 min walk



Cambridge Heath Station - 0.5 miles / 12 min walk



Accommodation

Unit	sq ft	sq m	Availability
Ground & basement	720	66.89	Available

Price, Rates & Charges

Price	£800,000
Rates payable	£7,235.50
Rateable value	£14,500
Service Charge	£2,180 pa
VAT	N/A

Viewings & further information

	George Sarantis 020 7613 4044 073 1107 7549 George@fyfemcdade.com
	Quba Medford 020 7613 4044 079 1288 3110 Quba@fyfemcdade.com