



33 Broadway Market

London, E8 4PH

Prime Virtual Freehold Investment Opportunity – Broadway Market, Hackney

720 sq ft

(66.89 sq m)

- Virtual Freehold
- Produced Income of £48,000 pa
- 6% Yield
- Broadway Market
- Shop for Sale
- Ground Floor & Basement
- Tenant in Situ
- VAT not applicable
- High Spec Fit out

33 Broadway Market, London, E8 4PH

Summary

Available Size	720 sq ft
Price	£800,000
Rates Payable	£7,235.50 per annum Small Business Rates Relief Scheme will apply
Rateable Value	£14,500
Service Charge	£2,180 per annum Building Insurance Included
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (65)

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.

Location

The shop is located at Broadway Market in London Fields and is 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.

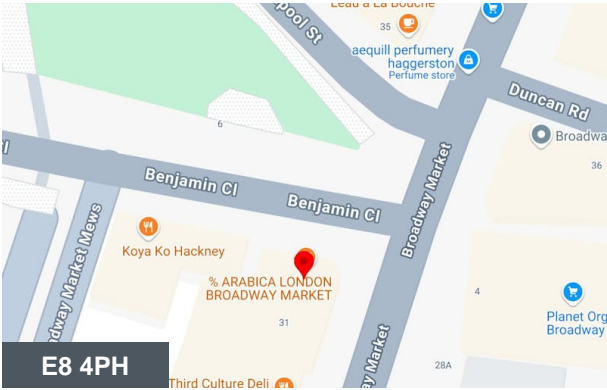
Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Tenure
Unit - Ground & Basement	Retail	720	66.89	For Sale
Total		720	66.89	

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.

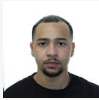


Viewing & Further Information



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Energy performance certificate (EPC)

Tiosk Ltd 33 Broadway Market LONDON E8 4PH	Energy rating C	Valid until: 23 July 2028
		Certificate number: 0930-1976-0338-0820-4000

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	67 square metres

Rules on letting this property

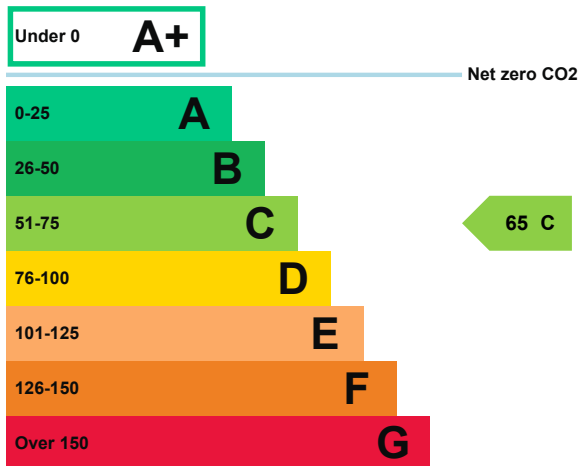
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	117.27
Primary energy use (kWh/m2 per year)	694

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9100-4023-0783-0400-8691\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Rankin
Telephone	07701033897
Email	james@cliftonenergy.co.uk

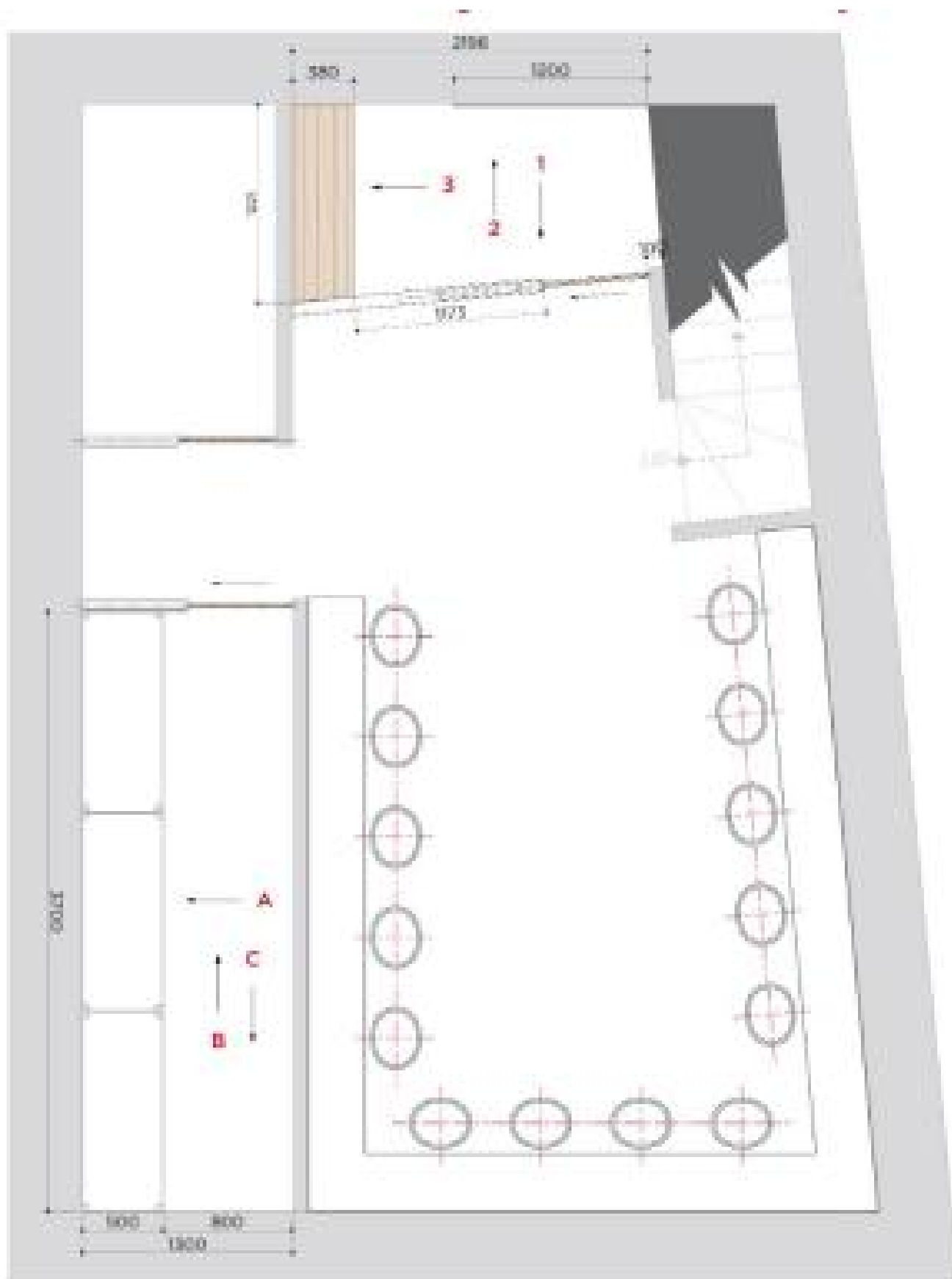
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000216
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Clifton Energy
Employer address	New House Farm, Antlands Lane, Burstow, Horley, Surrey, RH6 9TF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 July 2018
Date of certificate	24 July 2018



BASEMENT