

London E1 – 17/19 Umberston Street, Tower Hamlets E1 1PY

Virtual Freehold Retail Investment

To be sold in Auction House London on 02.09.26



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London E1 – 17/19 Umberston Street, Tower Hamlets E1 1PY

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Auction Sale – To be sold in Auction
House London
02 September 2026 9:30AM



Investment Consideration:

- Guide Price: £275,000
- Vacant possession
- ERV: £33,000 p.a. GIY: 12.00%
- VAT is NOT applicable to this property
- Comprises retail premises arranged over ground floor and basement
- Forming part of a newbuild (2020) residential block
- Situated just off Commercial Road with occupiers nearby including takeaway`s, barbers, butchers, convenience store and many more



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 17/19 (Ground Floor & Basement)	Ground Floor: 54 sq m (581 sq ft) Open plan retail Basement: 108 sq m (1,163 sq ft) Ancillary, Storage	Vacant		ERV: £33,000	

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Property Description:

Comprises ground floor retail premises with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: 54 sq m (581 sq ft)

Open plan retail

Basement: 108 sq m (1,163 sq ft)

Ancillary, Storage

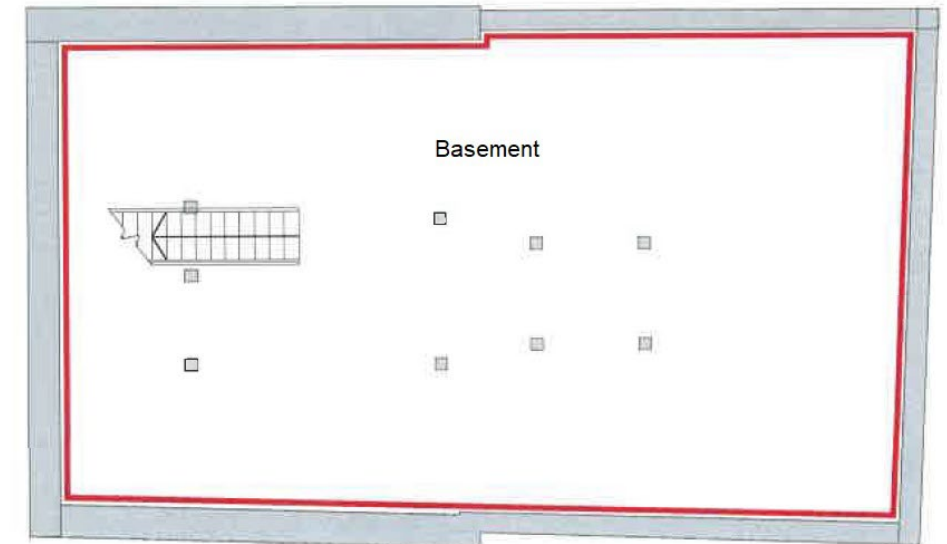
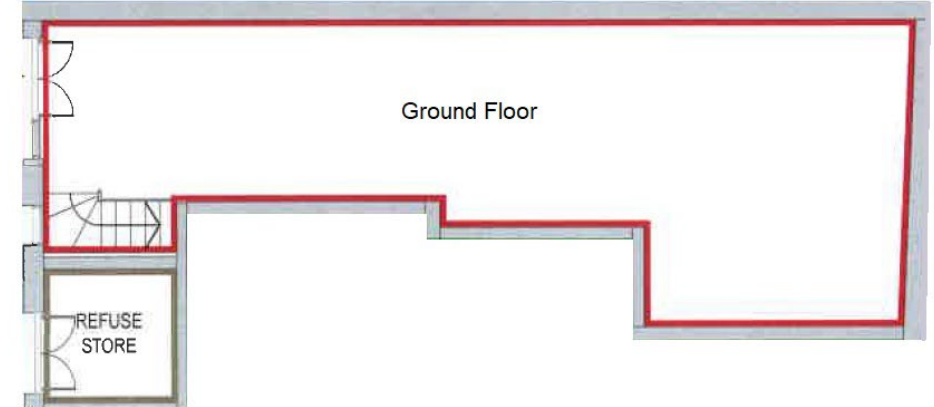
Total area size: 162 sq m (1,744 sq ft)

Tenancy:

The property is at present vacant. ERV: £33,000 p.a.

Tenure:

Long Leasehold. Held on a 999 year lease from 4th March 2021 at a ground rent of peppercorn.



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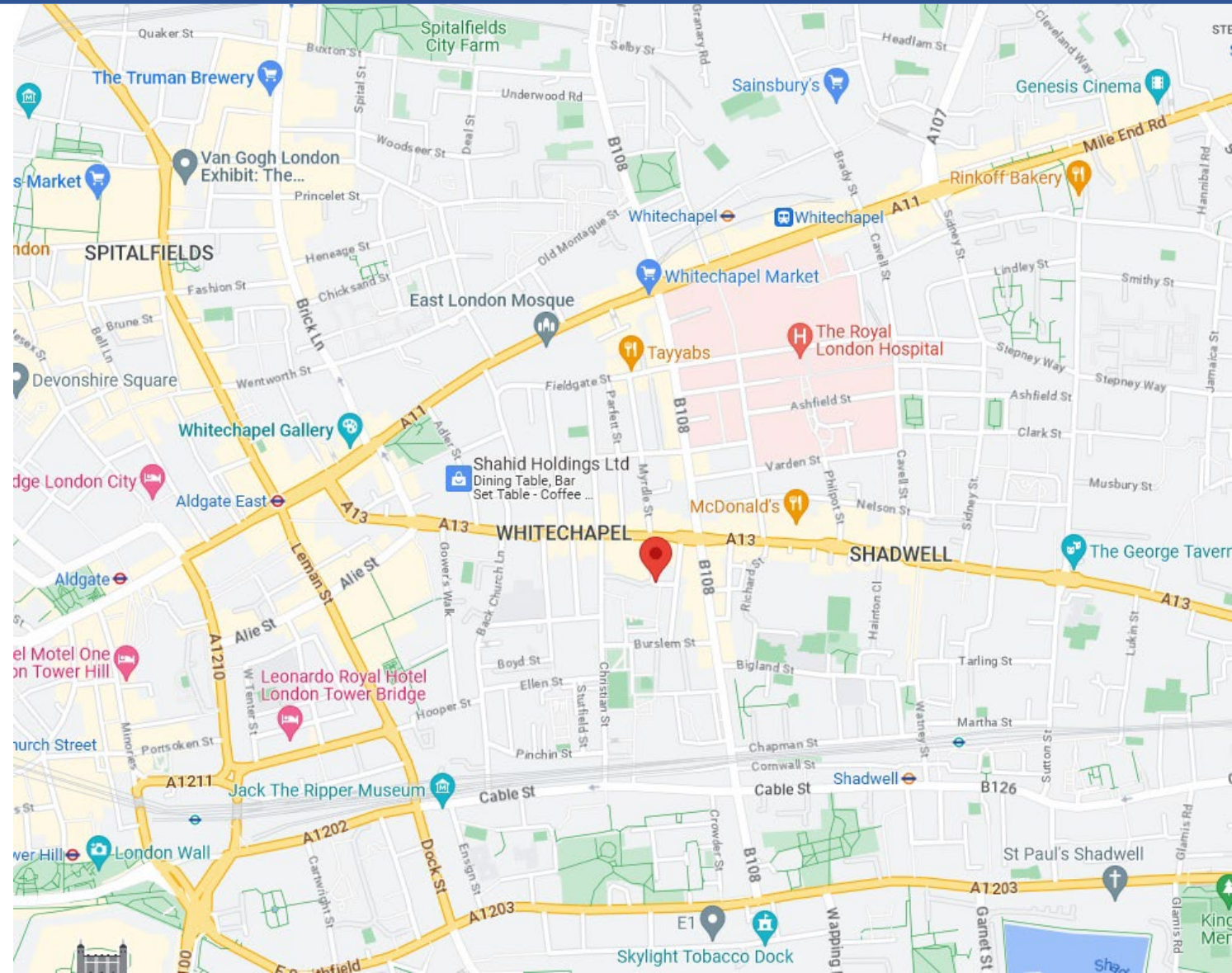
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Location:

The property is located in the heart of Whitechapel on Umberston Street, London, E1. It is surrounded by Commercial Road (A13) to the north and The Highway (A1203) to the south. The area benefits from excellent transport links, with Shadwell London Overground Station just 750m away, and Aldgate East and Whitechapel underground stations within easy walking distance. There are multiple bus routes, including night buses, along Commercial Road. The immediate vicinity consists of a mix of high-density housing, offices, and independent retailers.



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Contacts:

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