

Lot 4, 16-20 Cavell Street, Whitechapel, London,

E1 2HP

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



Freehold Central London Mixed Use Parade with Development Potential

www.acuitus.co.uk

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Property Information

Freehold Central London Mixed Use Parade with Development Potential

- Substantial unbroken mixed use parade
- Approx. floor area of 352.40 sq m (3,793 sq ft) with land to the rear
- Future development potential (subject to consents)
- Approx. site area of 0.044 Ha (0.109 Acres)
- Prominent Central London location close to Commercial Road (A13)
- 1 mile east of Aldgate
- Nearby occupiers include Iceland, Tesco Express McDonald's, Holiday Inn and Sainsbury's
- VAT Free Investment

Lot

4

Auction

17th September 2026

Rent

£108,500 per Annum Exclusive

Status

Available

Sector

Central London, Mixed Use, Development

Auction Venue

Live Streamed Auction

Location

Miles	0.5 miles east of the City of London
Roads	A11, A10, A13
Rail	Whitechapel Underground (Elizabeth, District, Hammersmith & City Lines) and Overground
Air	London City Airport

Situation

Whitechapel is a vibrant commercial and residential suburb located immediately 1 mile to the east of the City of London. The property is situated on Cavell Street, at its junction with Nelson Street, with Cavell Street leading directly onto Commercial Road, which forms part of the A13 trunk road running from the City of London. The property also lies close to Whitechapel Underground and Overground Station, which provides Elizabeth Line, District, Hammersmith & City and London Overground services. The property is situated opposite the Holiday Inn Whitechapel, with nearby occupiers including Iceland, Tesco Express McDonald's and Sainsbury's.

Tenure

Freehold.

Description

The property comprises an unbroken mixed use parade arranged over ground, first and basement floors, providing four shops with ancillary/office accommodation on the first floors. The property benefits from land to the rear providing approximately 4 car parking spaces.

The site may be suitable for development subject to obtaining the necessary consents.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review
16 Cavell Street	Ground First	Office Office	42.30 28.40	(455) (306)	INDIVIDUAL t/a Home Trader	3 years from 12/11/2025 (1)	£25,500	-
18 Cavell Street	Ground First & 1 car parking space	Retail Office	24.90 47.70	(268) (513)	INDIVIDUAL t/a Maudud Law Chambers Solicitors (Ground floor sublet to tenant trading as Oymoy convenience store) (2)	20 years from 01/04/2008	£18,000	-
20 Cavell Street	Ground Basement	Retail Ancillary	37.00 48.30	(398) (520)	AL MAMUN & ASSOCIATES PVT LIMITED with a personal guarantee	12 years from 20/11/2024 (3)	£25,000	20/11/2029 20/11/2034
88a 20a	Ground First & Car Park	Office Ancillary	41.50 82.30	(447) (886)	INDIVIDUAL	5 years from 12/02/2026 (4)	£40,000 (5)	-
Total approximate floor area			352.40	(3,793)			£108,500	

(1) The lease provides for a mutual break clause which may be exercised by either party on twelve months' written notice at any time during the term. The lease is outside of the security of the tenure provisions of the Landlord & Tenant Act 1954.

(2) The property is let in its entirety to an Individual trading as Maudud Law Chambers Solicitors at a current rent of £18,000 per annum. The ground floor is underlet to a tenant trading as Oymoy Convenience Store at a current rent of £30,000 per annum and the first floor is occupied by Maudud Law Chambers Solicitors.

(3) The lease provides a landlord only rolling option to determine the lease at any time from 20/11/2029, subject to 6 months written notice. A rent deposit of £6,250 is held by the landlord. The lease is outside of the security of the tenure provisions of the Landlord & Tenant Act 1954.

(4) The lease provides a landlord only option to determine the lease at any time from 12/02/2028, subject to 6 months written notice. A rent deposit of £10,000 is held by the Landlord. The lease is outside of the security of the tenure provisions of the Landlord & Tenant Act 1954.

(5) The lease provides for a reduced rent of £36,666 per annum for the first 12 months of the term, after which the rent increases to £40,000 per annum.

N.B. The above floor areas have been provided by the vendor.

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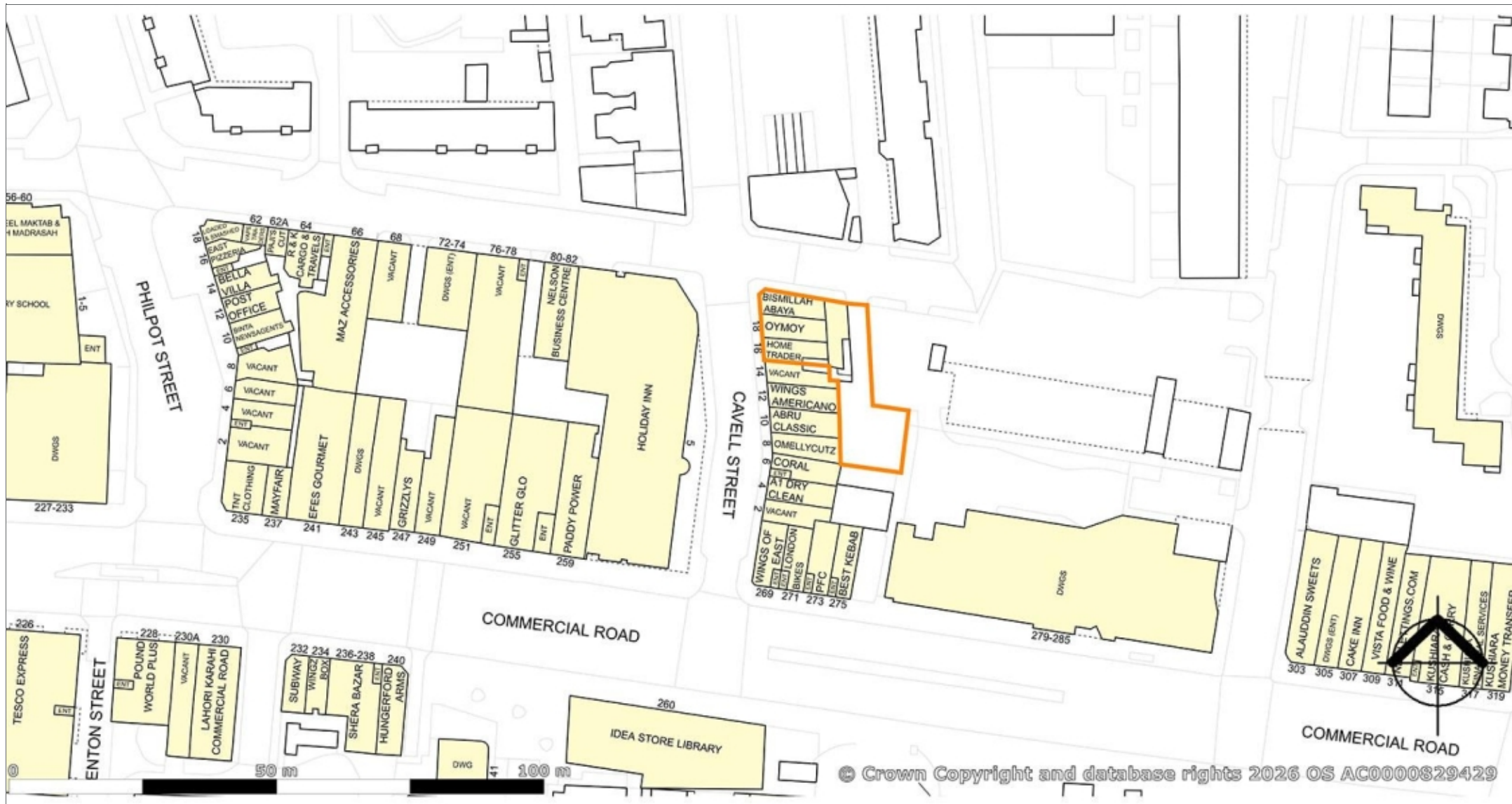
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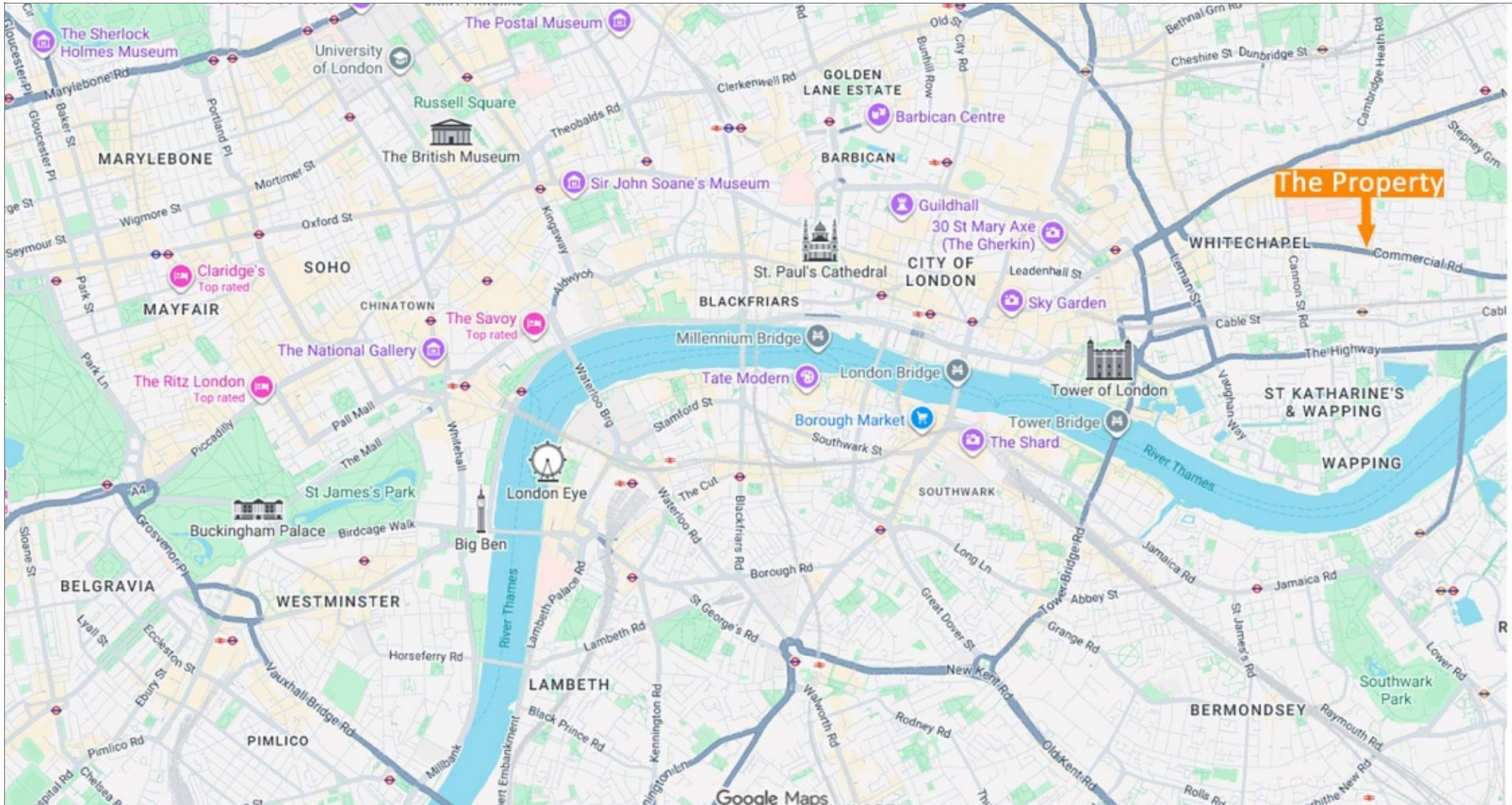
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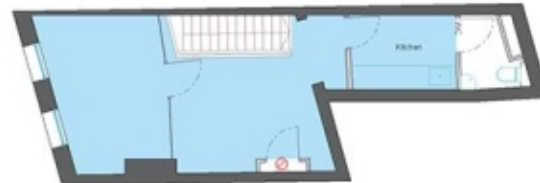
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First Level



Ground Level



No. 16

Cavell Street
London
E1 2HP

Date	Revision	Project Number	Description	Rev
30/03/2026	00	24.03.2026	Presently Survey	040

REFERENCES

Blue shaded area

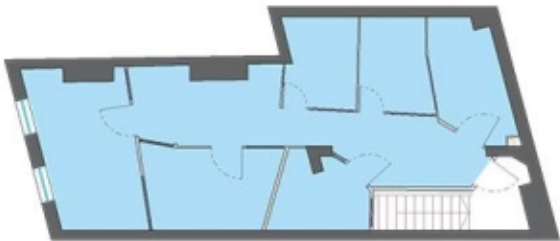
Drawing Name
Floor Plans

sterlingtemple

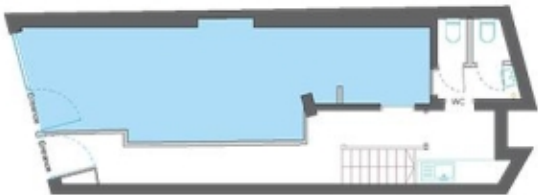
0203 4639225
www.sterlingtemple.com

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First Level



Ground Level



Scale 1:100

No. 18

Cavell Street
London
E1 2HP

Date	Revision	Project Number	Description	Rev
30/03/2026	00	24.03.2026	Presently Survey	040

REFERENCES

Not Internal Area

Drawing Name
Floor Plans

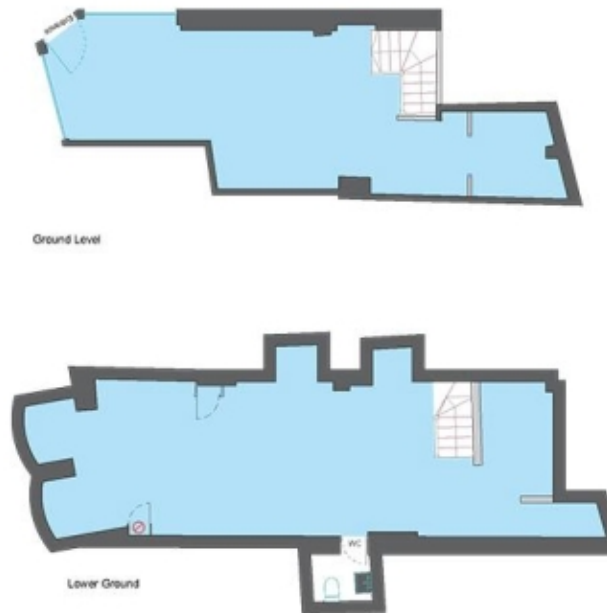
sterlingtemple

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Lot 4, 16-20 Cavell Street, Whitechapel, London,

E1 2HP

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Scale 1:100

No. 20

Cavell Street
London
E1 2HP

Date	Revision	Project Number	Description	Rev
30/03/2026	00	24.03.2026	Presently Survey	040

Drawing Name
Floor Plans

REFERENCES

Not Internal Area

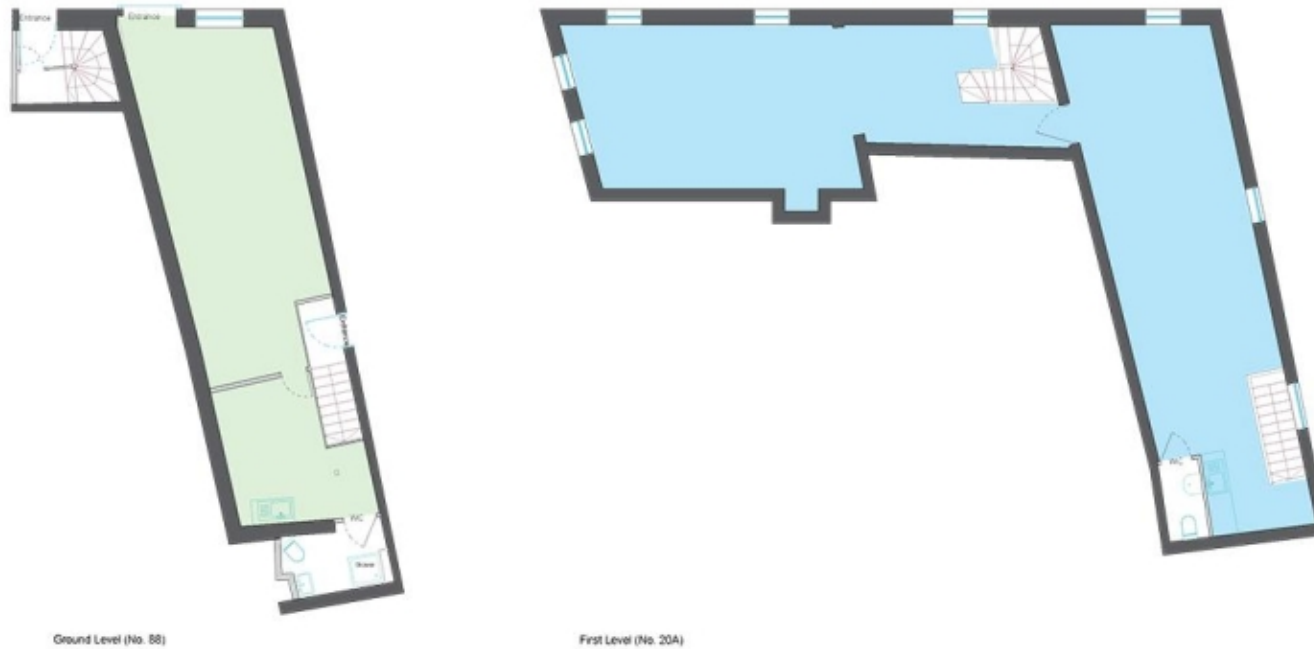
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No. 20A & 88

Cavell Street
London
E1 2HP

Date	Revision	Project Number	Description	Rev
30/03/2026	00	24.03.2069	Presently Survey	040

Drawing Name
Floor Plans

REFERENCES

- No. 20A Net Internal Area
- No. 88 Net Internal Area

sterlingtemple

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