

London E15

Units 1, 2 & 3

Phase 1

Leytonstone Road

Stratford

E15 1SE

- **Virtual Freehold Shop Investment**
- **Prominent location off the A11 opposite Maryland Station**
- **Three shop units to be offered individually as three lots**
- **Total Current Gross Rents Reserved**

£46,950 pa
For the 3 Lots

SIX WEEK COMPLETION
AVAILABLE



Tenure

Leasehold. To be held for a term of 999 years from completion at a ground rent of a peppercorn.

Location

Stratford, home to London 2012, is situated some 6 miles north-east of Central London to the north of the Docklands area. Access to the city is via the A11 and the A102(M) provides access to the M11 motorway. Stratford Rail Station serves the area as does the London Underground (Central and Jubilee Lines) and the Docklands Light Railway. Stratford International rail terminal provides frequent fast services to Central London and Kent. The properties are located within 3/4 of a mile from The Stratford Shopping Centre and Rail Station immediately to the east of the Olympic Park.

The properties are situated at the junction of Leytonstone Road, opposite Maryland Rail Station (one stop to Stratford) and its junction with Forest Lane.

Occupiers close by include Betfred and a range of local traders.

Description

The properties are comprises three ground floor lock-up shop units, to be offered as 3 separate Lots and which form part of a larger development, the remainder of which is not included in the sale.

VAT

VAT is applicable to these lots.

Documents

The legal pack will be available from the website www.allsoop.co.uk

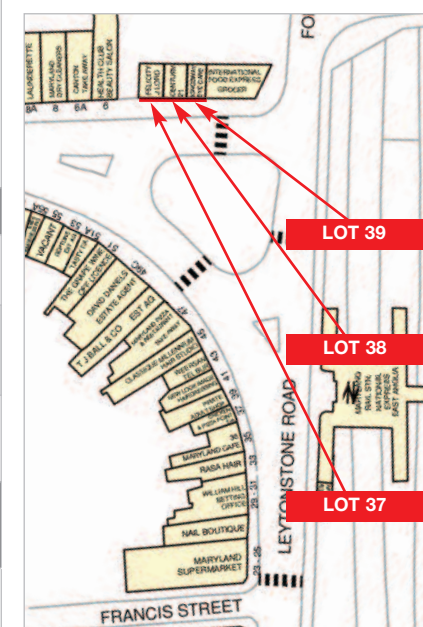
Energy Performance Certificate

For EPC Rating please see website.



Lot No.	Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
37	Unit 1 Phase I	Spicerhaart Ltd (Felicity J Lord)	Gross Frontage 5.60 m (18' 5") Net Frontage 5.95 m (18' 5") Shop & Built Depth 18.30 m (60' 0")	10 years from 05.01.2005 Rent review in the 5th year FR & I	£16,750 p.a.	Reversion 2015
38	Unit 2 Phase I	Cameron Adams Ltd (with personal guarantee) (t/a Century 21*)	Gross Frontage 4.90 m (16' 1") Net Frontage 4.30 m (14' 2") Shop Depth 14.50 m (47' 7") Built Depth 16.60 m (54' 6")	13 years from 20.06.2011 Rent review every 5th year FR & I	£15,500 p.a.	Rent Review 2016
39	Unit 3 Phase I	P Amah (Kingsway Eyecare)	Gross Frontage 5.60 m (18' 5") Net Frontage 5.10 m (16' 9") Shop Depth 12.05 m (39' 6") Built Depth 16.60 m (54' 6")	10 years from 10.07.2005 Rent review in the 5th year FR & I	£14,700 p.a.	Reversion 2015

Total £46,950 p.a.
For the 3 Lots



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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