

5 WEEK COMPLETION



**SITUATION**

Located in the pedestrianised part of this busy retail thoroughfare, adjacent to **Ladbrokes** and opposite **Nationwide** and amongst such other multiple traders as **Greggs, Bon Marche, H Samuel** and others and just a few yards from **The Mall Shopping Centre**. The are benefits from excellent transport links being less than a mile from Walthamstow Central Underground Station (Victoria Line) and Walthamstow Queens Road Main Line Station with good access via the A112.

**PROPERTY**

A mid-terraced property comprising a **Ground Floor Shop** with internal access to **First Floor Storage**. The property also benefits from rear vehicular access.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'0"
Internal Width	18'2"
Shop Depth	34'2"
Built Depth	73'0"
WC	

**First Floor Storage**

4 Rooms

**TENANCY**

The entire property is let on a full repairing and insuring lease to **S. Nesari as a Fishmonger (See Note)** for a term of 20 years from 29th August 1995 at a current rent of **£32,500 per annum** exclusive.

**Note: The original lessee was Harvey & Thompson Ltd – T/O for Y/E 31/12/10 £126.4 m , Pre-Tax Profit £28.4 m and Net Worth £47.3 m**

**£32,500 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

Hamilns LLP - Tel: 020 7355 6000  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts