



6 WEEK COMPLETION

View from the property towards
Walthamstow Market

SITUATION

Occupying a prominent trading position in this pedestrianised High Street close to the junction with Buxton Road, opposite a **Greggs** and amongst a host of multiples including **Argos, Paddy Power, Superdrug, Farmfoods, Lidl** and only yards from Walthamstow Market, the longest daily outdoor market in Europe. Walthamstow lies on the A112 some 6 miles north-east of Central London with easy road access via the A406 (North Circular Road).

PROPERTY

An end of terraced building comprising a **Ground Floor Double Shop** with separate rear access to **3 Self-Contained Flats** on the first & second floors.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 31'6" Internal Width 29'1" Shop Depth 66'5" Total Area Approx 1,600 sq.ft Incl 2 WCs	Instant Cash Loans Ltd (Having over 400 branches) (T/O for Y/E 30/6/11 £128.6m, Pre-Tax Profit £32.9m and Net Worth £67.8m)	10 years from 21st July 2011	£39,250	FRI Rent Review 2016
Part First Floor Flat	Bedroom, Open Plan Living/Kitchen, Bathroom/WC	Individual	6 months from 1st November 2011	£8,400	AST Holding Over
Part First & Second Floors	2 Flats - Not Inspected	Individuals	Each 99 years from 29th September 1989	£150	FRI Vauable Reversion in approx. 76 years
TOTAL				£47,800	

Note: In accordance with Section 5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.

£47,800 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
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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