



SITUATION

Located close to the junction with Lea Bridge Road amongst such multiple retailers as **Tesco, Ladbrokes, Cash Convertors, Pound Stretcher, Dominos, William Hill** and **Blockbuster**. Leyton Mainline Station is also within close proximity.

Leyton enjoys excellent road links to the A406 North Circular Road and the A12, under 2 miles north of the Olympic Park at Stratford and 6 miles north east of Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Basement Storage** plus separate front access to **3 Self-Contained Flats** on the first and second floors, all of which have been recently refurbished.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 18'0" Internal Width 13'9" Shop Depth 28'10" Built Depth 42'0" WC Basement Area Approx 210 sq ft (6' Headroom)	Mohamed Jaylani Sharif (Electronic Sales & Repairs)	10 years from 2nd November 2009	£15,000	FRI Rent Reviews 2015 and 2018
Flat A (First Floor)	1 Room, Reception/Kitchen, Bathroom/WC	VACANT			
Flat B (First Floor)	2 Rooms, Reception/Kitchen, Bathroom/WC	VACANT			
Flat C (Second Floor)	2 Rooms, Reception/Kitchen, Bathroom/WC	VACANT			

TOTAL	£15,000 plus 3 Vacant Flats
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The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Ingram Winter Green - Tel: 020 7845 7400
Ref: D. Ginsbury Esq- Email: danielginsbury@iwg.co.uk

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 £500 (including VAT) upon exchange of contracts