



SITUATION

Located close to the junction with Heigham Road in this prominent trading position, adjacent to **William Hill** and **Subway**, diagonally opposite **Lidl** and **East Ham Underground Station** (District and Hammersmith & City Lines) and amongst such other multiple retailers including **Carphone Warehouse, Sports Direct, Ladbrokes, Betfred** and **The Money Shop**.

East Ham is a densely populated area 3 miles north of Docklands and 6 miles south of Walthamstow with excellent transport links situated just east of the North Circular Road (A406) which provides access to the M11 and M25 motorways. In addition, the East of London is undergoing a number of regeneration projects.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement plus 1 car space	Ground Floor Shop Gross Frontage 17'0" Internal Width 15'10" narrowing at rear to 10'9" Shop Depth 42'9" WC Basement - Not inspected	James Austin t/a The Carpet Factory Outlet	10 years from 16th December 2005	£24,000	FRI
Rear Ground and Upper Parts	7 Flats - Not inspected	Individual	999 years from 25th December 2007	£100	FRI Rent doubles every 25 years Note: We understand the lessee of the flats may be in breach of Planning regarding the number of residential units.
TOTAL				£24,100	

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with trap door access to a **Basement** and separate rear access to **7 Self-Contained Flats (see Note)** on rear Ground and the Upper Parts. In addition, the property includes use of a rear service road and parking for 1 car.

VAT is NOT payable in respect of this Lot

FREEHOLD

£24,100 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Stepien Lake - Tel: 020 7467 3030
Ref: M. Thomas Esq - Email: mark.thomas@stepienlake.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