



SITUATION

Located at the corner of Blurton Road within this sought after and improving residential area, close to local shops and eateries and transport links and enjoying easy access to the A104 Lea Bridge Road and the A107 Lower Clapton Road, approximately 2 miles from Westfield Stratford City and the Olympic Village and 4 miles north east of the City.

PROPERTY

Forming part of an attractive corner building comprising a **Ground Floor Double Shop** used as an Estate Agents Office.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	34'4"	
Internal Width	33'10"	
Shop Depth	32'8"	
Built Depth	41'4"	
Sales Area	Approx	950 sq ft
Kitchen Area	Approx	40 sq ft
WC		

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a Peppercorn ground rent.



TENANCY

The property is let on an effectively full repairing and insuring lease to **Next Move Ltd as an Estate Agent (having 4 branches)** for a term of 15 years from 9th September 2014 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews September 2019 & 2024

£30,000 per annum

The Surveyors dealing with this property are
Elliott Greene and Jonathan Ross

Vendor's Solicitors

KHH Law LLP

Tel: 020 8800 8866 Ref: Nigel Hanan

Email: nigelhanan@khhlaw.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page