



SITUATION

In this well known main road shopping location, very close to Dalston Junction Station and amongst multiples such as **Subway**, **Tesco Express** and **Creams** serving a densely populated residential area.

PROPERTY

A 19th Century building comprising a **Deep Ground Floor Shop with Kitchen** together with internal access to a **Residential Upper Part** on the first floor. In addition, the property includes an **External Store** and a **Large Rear Yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'6"
Internal Width	18'6"
Shop Depth	48'9"
Built Depth	74'9"
External Store	10'10" x 6'8"
Bathroom/WC	
Rear Yard	48' Deep

First Floor Residential Upper Part

Room 1	10'10" x 20'7"
Room 2	10'10" x 14'3"

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Mr & Mrs Desai (Off Licence)** for a term of 15 years from 15th April 2019 at a current rent of **£23,000 per annum** exclusive **rising on the 15th April 2023 to £25,000 per annum**.

Rent Reviews 2024 and 2029

Note: There is a Rent Deposit of £6,000 plus interest.

**£23,000 p.a. rising to
£25,000 p.a. in April 2023**

Vendor's Solicitors

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