Lot 5

# 536 Kingsland Road, Dalston, London E8 4AH



#### 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

**FREEHOLD** 

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" × 6'8" Bathroom/WC Rear Yard 48' Deep First Floor Residential Upper Part 10'10" × 20'7" Room 1 10'10" × 14'3" Room 2

VAT is NOT applicable to this Lot



## 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**.

Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP Tel: 020 8446 4000 Ref: Jonathan Horne

Email: jonathanhorne@sylvam.co.uk

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

The Surveyors dealing with this property are **John Barnett** and **Nathan Schindler** 

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts \*Refer to points 9 and 10 in the 'Notice to all Bidders'