



SITUATION

Located close to the junction with the main Commercial Road (A13) and its variety of independent retailers, cafés and restaurants, in this popular and busy residential and commercial area. Whitechapel is located approximately 1 mile east of the City of London and the property is within close walking distance of Aldgate East Underground Station (District Line) and Shadwell Station (Overground).

PROPERTY

Forming part of a modern mid-terrace building comprising a **Ground Floor and Basement Commercial Unit.**

ACCOMMODATION

Ground Floor

GIA Approx 637 sq ft

Basement

GIA Approx. 1,201 sq ft
WC

Total GIA **Approx 1,838 sq ft**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 4th March 2021 to **(thus having approx. 996 years unexpired)** at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **ASE Textile Limited (with personal Guarantor) (See Note 1)** for a term of 10 years from 7th April 2022 (excl. s24–28 of the L & T Act 1954) at a current rent of **£30,000 per annum** exclusive.

Rent Reviews April 2025 and 3 yearly.

Note 1: The tenant currently uses the property for storage purposes.

Note 2: Refer to Auctioneers for the video tour of the property.

£30,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: Pavinder Boparai

Email: pavinder.boparai@gunnercooke.com

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'**

