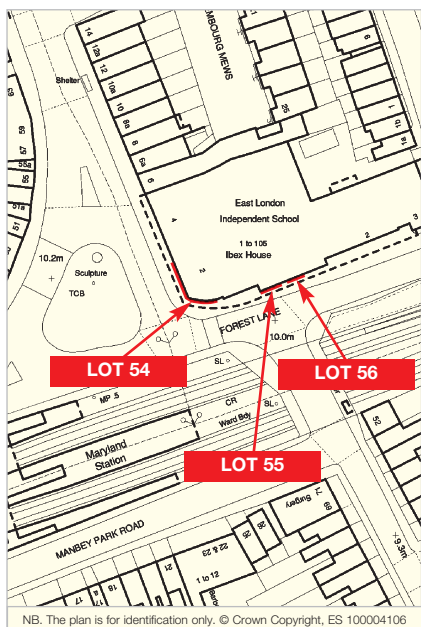


London E15 Units 4-6 Phase 1 Leytonstone Road Stratford E15 1SE

- **Virtual Freehold Shop Investment**
- Prominent location off the A11 opposite Maryland Station
- Three shop units to be offered individually as three lots
- Total Current Gross Rents Reserved
**£48,000 pa
For the 3 Lots**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. To be held for a term of 999 years from completion. The head rent is to be £250 p.a. for the first 50 years of the term doubling at every 50th anniversary.

Location

Stratford, home to London 2012, is situated some 6 miles north-east of Central London to the north of the Docklands area. Access to the city is via the A11 and the A102(M) provides access to the M11 motorway. Stratford Rail Station serves the area as does the London Underground (Central and Jubilee Lines) and the Docklands Light Railway. Stratford International rail terminal provides frequent fast services to Central London and Kent. The properties are located within 3/4 of a mile from The Stratford Shopping Centre and Rail Station immediately to the east of the Olympic Park. The properties are situated at the junction of Leytonstone Road, opposite Maryland Rail Station (one stop to Stratford) and its junction with Forest Lane.

Occupiers close by include Betfred, William Hill, Felicity J Lord Estate Agents and a range of local traders.

Description

The properties comprise three ground floor lock-up shop units, to be offered as 3 separate Lots and which form part of a larger development, the remainder of which is not included in the sale.

VAT

VAT is applicable to these lots.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
54	Unit 4 Phase I	Samina Ayub/Abiton (t/a International Food Express)	Gross Frontage 14.55 m Net Frontage 9.80 m Shop & Built Depth 8.20 m	(47' 9") (32' 2") (26' 10") 10 years from 20.12.2004 Rent review in the 5th year FR & I	£20,000 p.a.	Reversion 2014
55	Unit 5 Phase I	S Yaseen (t/a Hair and Beauty)	Gross Frontage 5.80 m Net Frontage 5.50 m Shop Depth 13.10 m Built Depth 15.10 m	(19' 0") (18' 0") (42' 1") (49' 6") 15 years from 17.12.2004 Rent review every 5th year FR & I	£12,500 p.a.	Rent Review 2014
56	Unit 6 Phase I	F A Hajee (t/a Stratford Travel)	Gross Frontage 5.35 m Net Frontage 4.00 m Shop & Built Depth 16.20 m	(17' 6") (13' 2") (53' 2") 10 years from 27.09.2010 Rent review in the 5th year (1) FR & I	£15,500 p.a.	Rent Review 2015

Total £48,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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