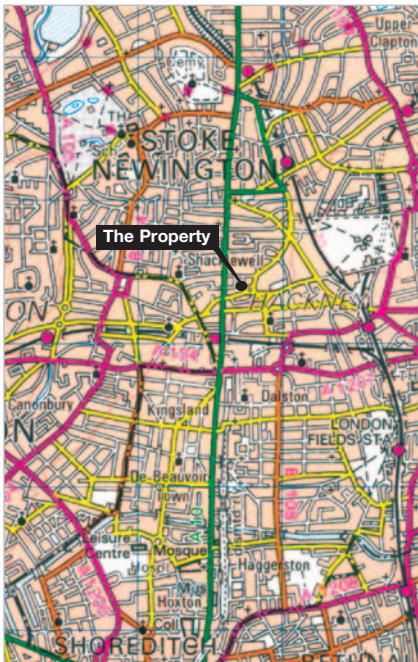


London E8
17-19 Shacklewell
Lane
Hackney
E8 2DA

- **Leasehold Police Station Investment**
- Let to the Metropolitan Police on a lease expiring 2019 (1)
- Comprising ground floor unit only
- Rent Review 2014
- Current Rent Reserved

£30,000 pa



Tenure

Leasehold. Held for a term of 999 years from completion at a peppercorn.

Location

Hackney is a vibrant Inner London suburb just to the north-east of the City of London and bordering Islington. The area is well served by public transport and Hackney Central Railway and Underground Station is within easy walking distance of the property. The property is situated on Shacklewell Lane, near the junction with Kingsland High Street in a mixed residential and commercial area. Dalston Kingsland Railway Station (Underground) is the nearest station. Occupiers close by include a variety of local traders as well as a Tesco Express and the nearby Kingsland Shopping Centre.

Description

The property is arranged on ground floor only to provide a lock-up police station. The property forms part of a modern residential development, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Ground Floor Office **240 sq m** **(2,583 sq ft)**

Tenancy

The entire property is at present let to THE METROPOLITAN POLICE AUTHORITY for a term of 10 years from 26th November 2009 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for rent a review in the fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

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