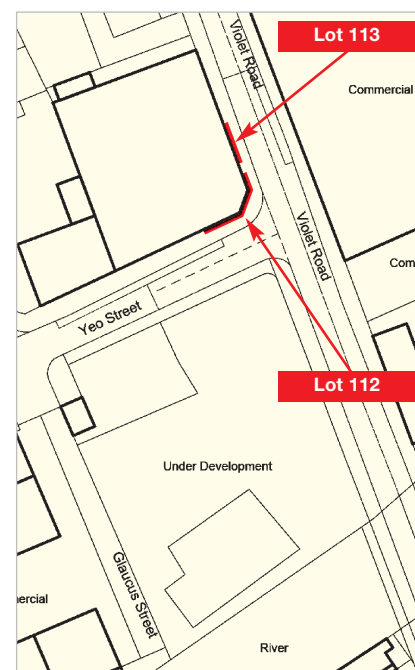


## London E3 Units C2 and C3 Violet Road Caspian Wharf Bow

- **Virtual Freehold Shop and Estate Agency Investment**
- Part of a new development by Berkeley Homes plc
- An estate agent and dry cleaners
- Densely populated London suburb
- Rent Reviews from 2017 linked to RPI
- Total Current Gross Rents Reserved **£27,718.50 pa**

On the Instructions of Berkeley

**Berkeley**  
Designed for life



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### Tenure

Long Leasehold. Held for a term of 999 years from 30th March 2011 (thus having some 997 years unexpired) at a ground rent of £50 per annum.

### Location

Bow is a densely populated area of London located some 2.5 miles east of the City. The area benefits from good road communications with the A11 Bow Road and the A102 Blackwall Tunnel Northern Approach, providing access to the City, the Olympic Park and Junction 28 of the M25.

Bow Road Underground Station (District Line/ Hammersmith & City) and Bow Church DLR provide regular services to Central London, Stratford, Canary Wharf and London City Airport.

The properties are in a predominantly residential area on the west side of Violet Road in a corner position with its junction to Yeo Street.

Occupiers close by include Tesco Express and local traders.

### Description

The properties are arranged on ground floor only to provide two retail units. Unit C2 is trading as an estate agent with return frontage, whilst Unit C3 is trading as a dry cleaners. Unit C2 benefits from 2 car parking spaces.

The property forms part of a recently constructed residential development by Berkeley Homes plc which is not part of the sale.

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificates

Copies available on website.

Lot	Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
112	C2	Filtons (City) Limited	Gross Frontage (Inc. Splay) 7.40 m Net Frontage (Inc. Splay) 7.20 m Return Net Frontage (Inc. Splay) 10.70 m Shop & Built Depth 10.70 m Ground Floor & Mezzanine 102.8 sq m 2 Car Parking Spaces (1,107 sq ft)	(24' 4") (23' 7") (35' 2") (35' 2") (839 sq ft) 15 years from 30.03.2012 (1) Rent review every 5th year linked to RPI. Cap and collar of 1% and 5% FR & I	£16,500 p.a.	Rent Review 2017 linked to RPI
113	C3	Caspian Wharf Dry Cleaners Limited	Gross Frontage 10.0 m Net Frontage 9.95 m Shop Depth & Built Depth 7.35 m Ground Floor 77.95 sq m	(32' 9") (32' 8") (24' 2") (839 sq ft) 20 years from 17.08.2012 (2) Rent review every 5th year linked to RPI. Cap and collar of 1% and 5% FR & I	£11,218.50 p.a.	Rent Review 2017 linked to RPI

(1) There is a tenant's option to break in the 5th and 10th year and on the 5th year a landlord's break.

(2) There is a tenant's option to break every 5th year of the term.

**Total £27,718.50 p.a.**