

London E14

South Block

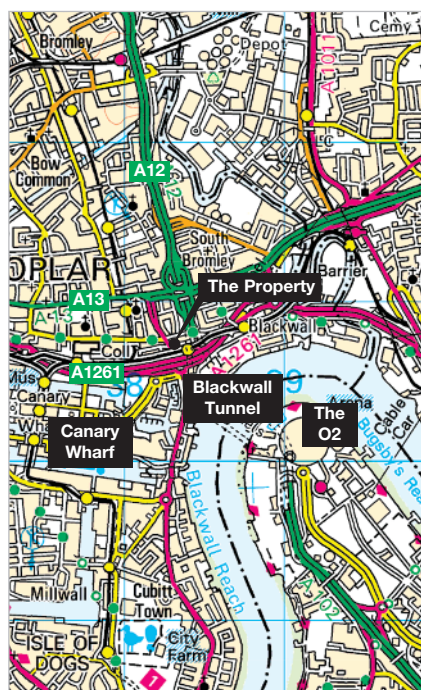
Poplar Business Park

E14 9RL

- **Virtual Freehold Leisure Investment**
- Let to SF Gym East Limited (t/a London Shootfighters East)
- Lease expires 2023 (1)
- Located opposite Blackwall DLR Station and approximately 0.5 miles from Canary Wharf
- Rent Review 2018
- Current Rent Reserved

£45,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Held on a 999 year lease from 13th September 2013 at a peppercorn rent.

Location

London E14 is a vibrant area to the east of Central London which is dominated by Canary Wharf. The area is within the London Borough of Tower Hamlets and is well served by public transport via DLR and mainline rail stations.

The property is situated approximately 0.5 miles from Canary Wharf and close to the Blackwall Tunnel, on the roundabout junction of Prestons Road (A1206), Coltan Street (A120) and the raised section of Aspen Way (A1261). Blackwall DLR Station is opposite and other occupiers close by include McDonald's, Tesco & Coral Racing Ltd amongst other local occupiers.

Description

The property is arranged on ground floor only to provide a recently fitted out gymnasium which forms part of a modern development of flats, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Ground Floor 310.7 sq m (3,344 sq ft)

Tenancy

The property is at present let to SF GYM EAST LIMITED (t/a London Shootfighters East) for a term of 10 years from 27th November 2013 at a current rent of £45,000 per annum. The lease provides for a rent review in 2018 and contains full repairing and insuring covenants. (1) The tenant has the option to determine the lease on the fifth anniversary.

Tenant Information

London Shootfighters Gym is one of the world's top mixed martial arts and combat sports teams. They also have gyms in Acton and Oxford. Website Address: www.londonshootfighterseast.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 82 Band D (Copy available on website).

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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