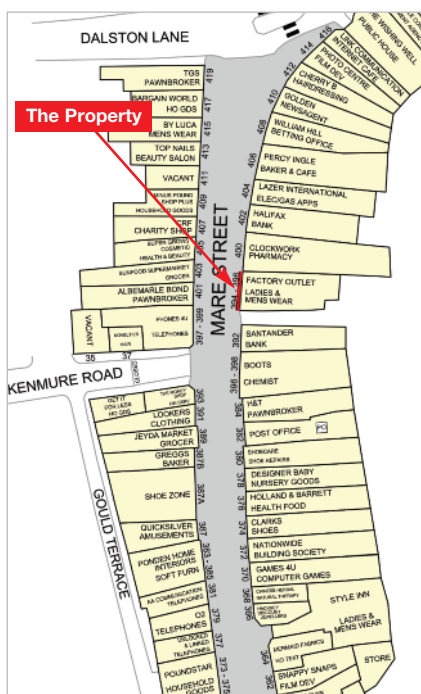


# London E8 394-396 Mare Street Hackney E8 1HP

- Freehold Shop Investment
- Let to Purelife (UK) Limited
- Town centre location
- VAT is not applicable
- 2014 Rent Review outstanding
- Reversion 2019
- Current Rent Reserved

**£55,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

## Location

Hackney lies approximately 4 miles to the north-east of Central London, being between Highbury and Stratford. The area affords excellent public transportation facilities with Hackney Central and Hackney Downs rail stations lying at either end of Amhurst Road. The property is situated on Mare Street, which is the main retailing street in Hackney, close to the junction with Dalston Lane and Lower Clapton Road. It is pedestrianised except for buses. Occupiers close by include Santander (adjacent), Boots Chemist, Phones 4U (opposite), Halifax Bank, H & T Pawnbroker, Greggs and Shoe Zone amongst others.

## Description

The property is arranged on ground and two upper floors to provide a large ground floor shop with ancillary accommodation on the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	8.9 m	(29' 3")
Net Frontage	8.2 m	(26' 10")
Shop Depth	18.0 m	(59' 1")
Built Depth	21.0 m	(68' 10")

Ground Floor	119.0 sq m	(1,282 sq ft)
First Floor	55.0 sq m	(592 sq ft)
Second Floor	35.5 sq m	(382 sq ft)

## Tenancy

The entire property is at present let to PURELIFE (UK) LIMITED for a term of 10 years from September 2009 at a current rent of £55,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## Tenant Information

For the year ended 30th September 2013, Purelife (UK) Limited reported shareholders' funds of £753,739 and a net worth of £753,739. (Source: riskdisk.com 02.09.2014.)

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see 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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