

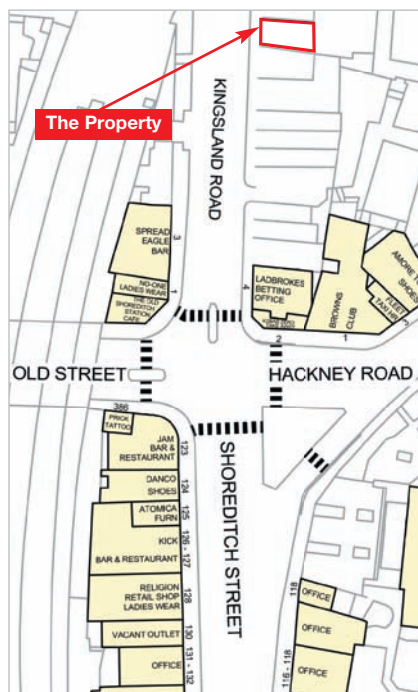
London E2

26 Kingsland Road Shoreditch E2 8DA

- **Affluent Freehold Shop and Residential Ground Rent Investment**
- Let to Red Planet Pizza Ltd
- Lease expires 2022
- Popular and fashionable location
- Shop Rent Review 2012
- Total Current Rents Reserved

£20,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Shoreditch is a popular and fashionable area of London, which together with neighbouring Hoxton, has seen considerable gentrification in the last 20 years and which is located immediately to the north of the City of London and 2.5 miles north-east of Charing Cross.

The property is situated on Kingsland Road (A10), close to the junction of Old Street (A10) and Hackney Road (A1208). Both underground and rail services are available at Hoxton, Old Street and Shoreditch High Street. Occupiers close by include Browns, Ladbrokes and a variety of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor takeaway unit with ancillary accommodation in the basement and a maisonette above which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 115 Shoreditch**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Red Planet Pizza Ltd (1) (2)	Gross Frontage (inc Entrance to Upper Parts) 6.10 m (20' 0") Net Frontage 3.35 m (10' 11") Shop Depth 7.95 m (26' 1") Built Depth 9.50 m (31' 2") Basement 50 sq m (538 sq ft)	20 years from 01.06.2002 Rent review every 5th year FR & I	£20,500 p.a.	Rent Review 2012
Maisonette	Two Individuals	First and Second Floor Maisonette	999 years from 13.10.2006	Peppercorn	Reversion 3005

(1) No of Branches: 28. Website Address: www.redplanetpizza.com
(2) The Vendors hold a rent deposit of £5,784.38.

Total £20,500 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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