

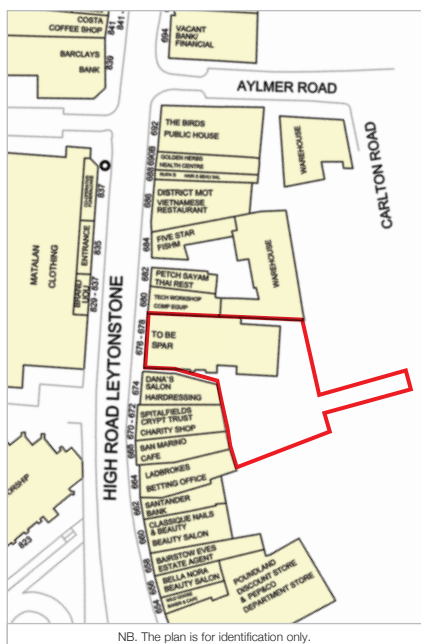
# London E11

## 676/678 High Road

### Leytonstone

#### E11 3AA

- **Freehold Shop and Residential Development**
- Comprising a large ground floor shop and 9 recently developed flats
- Shop subject to an agreement for a 20 year lease to Eat17 Limited (guaranteed by AF Blakemore and Son Limited)
- 230m from Leytonstone Underground Station (Central Line)
- No VAT applicable
- Total Current Rents Reserved to be **£90,000 pa** plus vacant possession of nine flats



NB. The plan is for identification only.



Computer Generated Image

**Tenure**  
Freehold.

**Location**  
Leytonstone forms part of the London Borough of Waltham Forest. It borders Walthamstow to the north-west and Wanstead to the north, whilst Stratford and Leyton are to the south. The area is well served by the Central Line and Overground services, as well as various bus routes. This substantial property is on High Road, opposite Matalan and 230m from Leytonstone Underground Station (Central Line). Other occupiers close by include Ladbrokes, a Tesco superstore, McDonald's, Poundland, KFC, a JD Weatherspoon public house, Superdrug, Boots Chemist, Iceland and William Hill, amongst many others.

**Description**  
The property is arranged on ground and two upper floors to provide a large ground floor shop fronting High Road Leytonstone. To the rear and at first and second floor level there are nine recently constructed flats, approached via a private entrance fronting Carlton Road. Four of the flats benefit from two bathrooms and eight flats benefit from either a patio, a terrace or a balcony. Please refer to website for further information, floor plans and additional photographs.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Rent £ p.a.	Next Review/ Reversion
Ground Floor Retail Unit	EAT17 Limited (1) guaranteed by AF Blakemore and Son Limited (2)	Ground Floor (GIA) Covered Store	392.30 sq m 13.55 sq m	(4,223 sq ft) (146 sq ft)	Subject to an agreement for a 20 year lease from completion
Units 1-9	Vacant	Ground Floor – First Floor (Rear) – First Floor (Over Shop) – Second Floor – Total Residential GIA	2 x One Room, Kitchen/Living Room, Bathroom, Patio 1 x Three Rooms, Kitchen/Living Room, Bathroom, En-Suite, Patio 1 x One Room, Kitchen/Living Room, Bathroom, Balcony 1 x Two Rooms, Kitchen/Living Room, Bathroom, En-Suite, Terrace 1 x Two Rooms, Kitchen/Living Room, Bathroom, En-Suite, Terrace 1 x Two Rooms, Kitchen/Living Room, Bathroom, Terrace 1 x Two Rooms, Kitchen/Living Room, Bathroom 1 x Two Rooms, Kitchen/Living Room, Bathroom, En-Suite, Terrace 602 sq m	(6,478 sq ft)	Rent review every 5th year (minimum 1.5% and maximum 3.5%)

NB. Residential floor area provided by Vendor.

(1) Website Address: [eat17.co.uk](http://eat17.co.uk)  
EAT17 began in 2006 with one store in Walthamstow, and now has further stores in Hackney, Bishop's Stortford and Hammersmith. For the year ended 30th April 2018, EAT17 did not report a turnover or pre-tax profit but did report shareholders' funds of £1,435,708 and a net worth of £1,435,708. (Source: Experian 01.03.2019.)

(2) A F Blakemore is the largest division of SPAR UK, owning 280 Spar stores and serving more than 1,000 in total across England and Wales (Source: [www.afblakemore.com](http://www.afblakemore.com) 01.03.2019).  
For the year ended 30th April 2018, A F Blakemore reported a turnover of £1,256,891,000, a pre-tax loss of -£20.658m, shareholders' funds of £74.509m and a net worth of £52.571m. (Source: Experian 01.03.2019.)

**Total £90,000 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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