

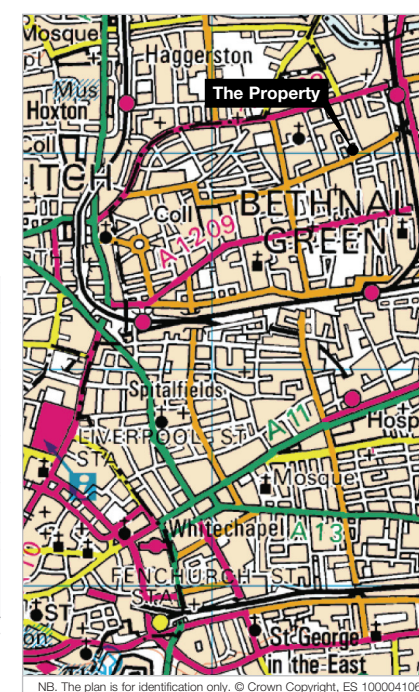
London E2

7 Winkley Street E2 6PY

- **Well Located Attractive Freehold Office Investment**
- Predominantly residential location within one mile of Shoreditch
- Comprising four well configured studio/office suites
- Fully refurbished in 2010
- Total Gross Internal Area 336.5 sq m (3,622 sq ft)
- No VAT applicable
- Reversions from 2013
- Total Current Rents Reserved

£54,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Bethnal Green is a densely populated area forming part of the London Borough of Tower Hamlets and is located one mile north-east of the City of London, midway between Bow and Hackney. Bethnal Green Road forms part of the A1209 and runs between Shoreditch High Street and Cambridge Heath Road.

The property is situated in a predominantly residential area on Winkley Street, a short distance north of Old Bethnal Green Road (B118) and less than 1 mile to the east of Shoreditch. Bethnal Green Underground Station (Central Line) and Cambridge Heath Rail Station are both within 0.5 miles from the property.

Description

The property forms part of an attractive development which was fully refurbished (internally and externally) in 2010 and provides a total GIA of 336.5 sq m (3,622 sq ft). It is arranged on lower ground, ground and two upper floors to provide four well configured studio/office suites. The suites benefit from good natural daylight, stripped varnished floors and kitchen and shower rooms on each floor. In addition the second floor suite benefits from a mezzanine, the first floor has a balcony and the ground floor has a rear terrace.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 14 London E2.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 2	Angel Cleaning Services	Ground Floor GIA Rear Terrace	83.8 sq m (902 sq ft)	5 years from 19.10.2010	£14,000 p.a. Reversion 2015
Unit 1	Mimi Berry	Basement GIA	79.9 sq m (860 sq ft)	10 years from 04.07.2011 Rent review every 5th year Mutual option to determine 2016 & 2018	£9,000 p.a. Rent Review 2016
Unit 3	Antipodium Ltd	First Floor GIA Balcony	86.4 sq m (930 sq ft)	3 years from 08.06.2010	£14,000 p.a. Reversion 2013
Unit 4	Diver Aguilar Photography Ltd	Second Floor GIA Plus Mezzanine	86.4 sq m (930 sq ft)	10 years from 08.06.2010 Rent review in the 5th year Landlord's option to determine upon 18 months' notice	£17,500 p.a. Rent Review 2015

Total £54,500 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

Seller's Solicitor Miss L Hill, Dickinson Dees LLP. Tel: 0191 279 9000 Fax: 0191 230 8501 e-mail: lisamarie.hill@dickinson-dees.com

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