

London N16

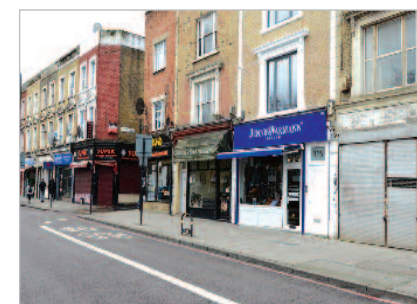
115 Stoke Newington Road

Stoke Newington

N16 8BX

- Long Leasehold Shop Investment
 - Let until 2031 (no breaks)
 - Densley populated area
 - Main road location
 - No VAT applicable
 - Rent Review 2021
 - Reversion 2031
 - Current Gross Rent Reserved
- £22,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Long Leasehold. Held for a term of 999 years from completion at a peppercorn ground rent.

Location

Stoke Newington is a densely populated suburb within the London Borough of Hackney. It is located some 4 miles north-east of Central London along the A10 arterial road.

The property is located on the west side of Stoke Newington Road (A10), close to its junction with Brighton Road and Farleigh Road. Dalston Kingsland, Rectory Road and Stoke Newington Rail Stations are all within 0.7 miles of the property. Occupiers close by include Ladbrokes and BP, amongst a number of local traders.

Description

The property is arranged on basement and ground floor and has been recently fitted out to provide a menswear shop. The ground floor provides sales, whilst the basement provides manager's office, WC, kitchenette and stock area. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	4.00 m	(13' 2")
Net Frontage	3.80 m	(12' 6")

Shop and Built Depth	9.80 m	(32' 2")
Basement	42.95 sq m	(462 sq ft)

Tenancy

The property is at present let to JENNIS & WARMANN LIMITED (t/a Jennis & Warmann London) for a term of 15 years from 5th July 2016 at a current rent of £22,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. A six month rent deposit is held by the vendor.

Tenant Information

Website Address: www.jennisandwarmann.uk

VAT

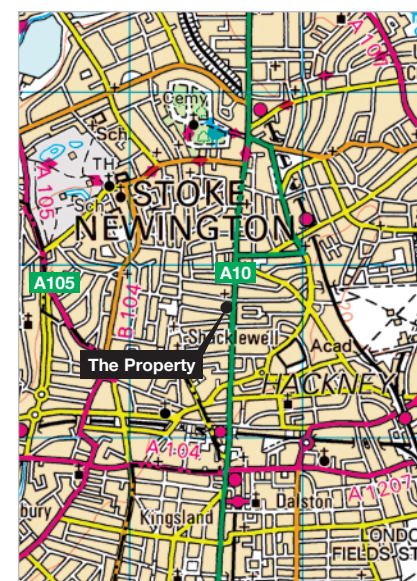
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 124 Band E (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

Seller's Solicitor B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 209 2454 e-mail: bd@bnilaw.co.uk

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