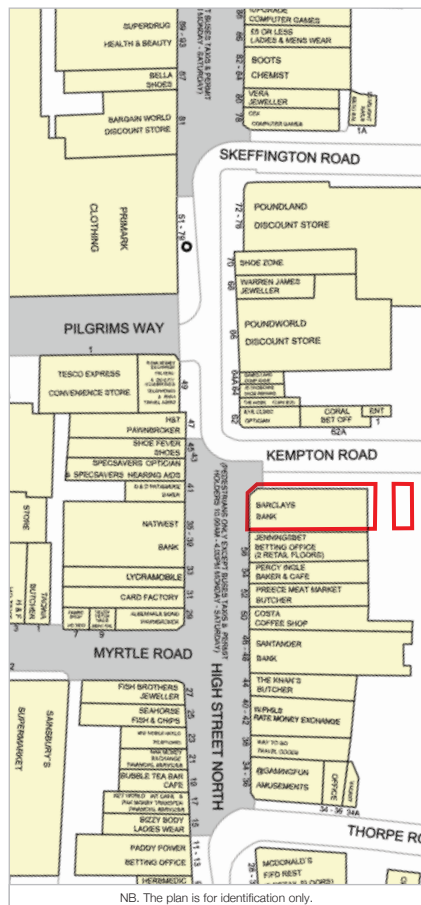


# London E6

## 58 High Street North East Ham E6 2HW

- **Substantial Freehold Bank Investment**
- Comprises a total of 513.55 sq m (5,527 sq ft)
- Entirely let to Barclays Bank plc until 2026 (1)
- Potential for residential conversion/development, subject to consents (2)
- Includes 6 gated car parking spaces
- No VAT applicable
- Rent Review September 2017
- Current Rent Reserved  
**£95,000 pa**

**COMPLETION IS TO BE  
6TH JULY 2017**



NB. The plan is for identification only.



**Tenure**  
Freehold.

**Location**  
East Ham forms part of the London Borough of Newham and is located 7 miles east of the City of London, midway between West Ham and Barking. Road connections are good, with the A13 lying to the south and the A406 (North Circular Road) running parallel to the east. The property is situated on the east side of High Street North, the principal retail thoroughfare, at its junction with Kempston Road. Occupiers close by include Primark, NatWest, Sainsbury's, Santander, Specsavers, Tesco Express and Poundland, amongst many others.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor banking hall with further public banking areas, and ancillary staff accommodation on the first floor. The property benefits from substantial return frontage to Kempston Road and externally there is gated parking to the rear for six vehicles, accessed from Kempston Road.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (inc. splay)</b>	9.25 m	(30' 4")
<b>Net Frontage</b>	6.60 m	(21' 8")
<b>Shop and Built Depth</b>	29.10 m	(95' 6")
<b>Ground Floor (NIA)</b>	251.45 sq m	(2,706 sq ft)
<b>First Floor (GIA)</b>	262.10 sq m	(2,821 sq ft)
<b>Total</b>	513.55 sq m	(5,527 sq ft)

**Tenancy**  
The entire property is at present let to BARCLAYS BANK PLC for a term of 20 years from 22nd June 2006 at a current rent of £95,000 per annum.

The lease provides for rent reviews on 29th September 2012 and every fifth year thereafter and contains full repairing and insuring covenants subject to a schedule of condition.  
(2) There is a lessee's option to determine the lease at the end of the 15th year.

**Tenant Information**  
Website Address: [www.barclaysbank.co.uk](http://www.barclaysbank.co.uk)  
For the year ended 31st December 2015, Barclays Bank plc reported an undisclosed turnover, a pre-tax profit of £2.841bn, shareholders' funds of £64.067bn and a net worth of £55.845bn. (Source: riskdisk.com 07.04.2017.)

**Planning (1)**  
There may be potential to convert the first floor to residential use and add an additional floor, subject to the existing lease and obtaining all necessary consents. All enquiries should be made to Newham Council Planning Department. Website Address: [www.newham.gov.uk](http://www.newham.gov.uk)

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

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

**Energy Performance Certificate**  
EPC Rating 60 Band C (Copy available on website).

**Viewings**  
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 10th May. Please email [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 10 London E6**.

LOT 10

