

London E7

11-13 Upton Lane

Forest Gate

E7 9PA

- Two Freehold Shops and Residential Investment
- Leases expiring 2024 (no breaks)
- Situated on a corner position
- Comprising two shops and four flats
- Additional development opportunity to the rear
- Rent Reviews 2019
- Total Current Rents Reserved **£110,000 pa**



Tenure
Freehold.

Location

Forest Gate is a densely populated area of London situated 5 miles north-east of the city and 1.5 miles from the Stratford Olympic Park and Westfield Stratford. The area has excellent road communications, with the A406 (North Circular), A102(M) and A11 all situated close by. Upton Park Underground Station (Circle, District and Hammersmith & City Lines) is close by, as is Forest Gate Rail Station, which from 2018 will become part of Crossrail (www.crossrail.co.uk).

The property is situated within a retail parade of shops on the east side of Upton Lane, occupying a corner position on its junction with Vale Road. Occupiers close by include Paddy Power, Barclays Bank, Ladbrokes and a number of local and independent traders. The surrounding side streets are predominantly residential.

Description

The property is arranged on basement, ground and two upper floors to provide two adjoining four storey terrace buildings. The property comprises two separate basement and ground floor shops, with two studio flats to the ground and two maisonettes arranged over first and second floors. All residential elements are self-contained with access from the rear and side at the time of inspection. The seller understands that the tenant for no. 13

is seeking to demise one of the side entrances to the basement of the unit to make it self-contained. There are approximately four on-site parking spaces. At the time of inspection the tenant of No. 13 was fitting out.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

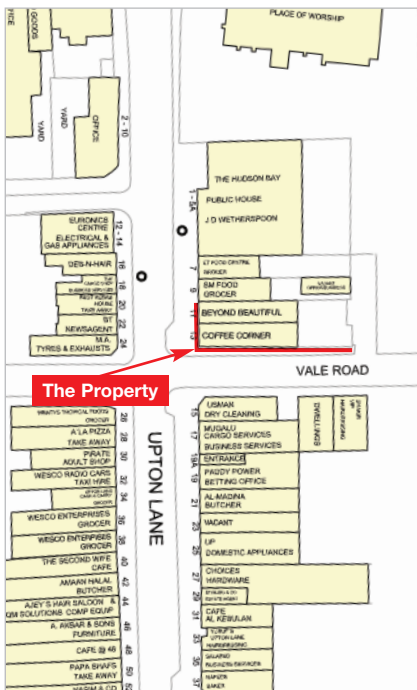
Planning

The land to the rear presently used for parking may, at the expiry of the leases, lend itself to a development opportunity subject to obtaining all the necessary consents. All enquiries to be made with the local authority, the London Borough of Newham.

Website: www.newham.gov.uk

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.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 101 London E7**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
11	Al-Rashid Bin Hassain Mohammad on assignment from Kareena Maciel 01.09.2015 (t/a Beyond Beautiful)	Gross Frontage 5.40 m (17' 8") Net Frontage 5.10 m (16' 9") Shop & Built Depth 13.75 m (45' 2") Basement 68.90 sq m (742 sq ft) Ground Floor Shop 76.30 sq m (821 sq ft) (1) Ground Floor Studio Comprising 1 Room, Kitchen, Bathroom (1) First and Second Floor Maisonette Comprising 5 Rooms, Kitchen, Bathroom, Separate WC.	10 years from 01.08.2014 Rent review every 5th year FR & I	£55,000 p.a.	Rent Review 2019
13	Al-Rashid Bin Hassan Mohammed (t/a Coffee Corner)	Gross Frontage 5.65 m (18' 6") Net Frontage 5.15 m (16' 10") Shop & Built Depth 10.10 m (33' 2") Basement 75.25 sq m (810 sq ft) Ground Floor Shop 48.70 sq m (524 sq ft) (1) Ground Floor Studio Comprising 1 Rooms, and Bathroom (1) First and Second Floor Maisonette Comprising 5 Rooms, Kitchen, Bathroom and Separate WC	10 years from 01.08.2014 Rent review every 5th year FR & I	£55,000 p.a.	Rent Review 2019

(1) We understand the residential units are all sublet.

Total £110,000 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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