



**Tenure**

Freehold.

**Location**

Gants Hill lies 11 miles east of Central London, which can be reached in 20 minutes on the Central Line.

The property is situated in a busy local parade of shops, where tenants includes Sainsbury's and Iceland (opposite).

**Description**

The property is arranged on ground and two upper floors to provide two shop units each with a maisonette above that is accessed from the rear at first floor level.

**VAT**

VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Ratings please see website.

**Buyer's Premium**

Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

**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@allso.co.uk](mailto:viewings@allso.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 1-2 Gants Hill**.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	388 & 37	Perchgood Ltd (t/a Golan Bakery)	Gross Frontage 5.45 m (17' 10") Net Frontage 5.00 m (16' 5") Shop Depth 15.00 m (49' 3") Built Depth 19.90 m (65' 4") First & Second Floor Maisonette – 4 Rooms, Kitchen, Bathroom	10 years from 21.12.2016 Rent review every 5th year FR & I	£24,000 p.a.	Rent Review 2021
2	390 & 39	Mr Polat (t/a Khan Communications)	Gross Frontage 5.10 m (16' 9") Net Frontage 4.90 m (16' 1") Shop Depth 12.60 m (41' 4") Built Depth 18.80 m (61' 8") First & Second Floor Maisonette – 4 Rooms, Kitchen, Bathroom	25 years from 25.03.1994 Rent review every 5th year FR & I	£21,000 p.a.	Reversion 2019

**Total £45,000 p.a.**

**Gants Hill**  
388 & 390 Cranbrook Road and 37 & 39 Frinton Mews Greater London IG2 6HW

- **Freehold Shop and Residential Investment**
- Comprises two shops with maisonettes above
- Located close to Gants Hill Underground (Central Line)
- To be offered individually
- Reversions from 2019
- Current Rent Reserved **£45,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

