



### Tenure

Freehold.

### Location

Leyton is a densely populated suburb of London located approximately 6 miles north-east of the City. Lea Bridge Road (A104) runs east from the junctions of Upper and Lower Clapton Road and is situated between Hackney and Walthamstow Marshes.

The property is situated on the north side of Lea Bridge Road, which comprises a mix of both residential and commercial properties and acts as the main thoroughfare and retail pitch of Walthamstow.

Occupiers close by include Tesco Express as well as a number of local traders.

### Description

The property is arranged on ground and two upper floors to provide a shop arranged over part ground floor. The Auctioneers are advised from the tenant of the retail unit that the other part ground floor comprises a residential unit together with a two bedroom residential unit arranged on the first floor and a studio residential unit on the second floor. Buyers are deemed to make their own enquiries in this regard. Allsop have not inspected internally.

### VAT

Refer to the Special Conditions of Sale.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor	S Butt	Gross Frontage 4.35 m (14' 3") Net Frontage 4.05 m (13' 4") Shop Depth 7.80 m (25' 7") Built Depth 8.30 m (27' 3") Part Ground Floor 33.08 sq m (356 sq ft)	10 years from 15.04.2015	£7,800 p.a.	Reversion 2025
Part Ground Floor	Unknown	Part Ground Floor – Residential Unit (1)	Terms Unknown	Unknown	
First Floor	Unknown	First Floor – Two Bedroom Residential Unit (1)	Terms Unknown	Unknown	
Second Floor	Unknown	Second Floor – Studio Residential Unit (1)	Terms Unknown	Unknown	

(1) Not inspected by Allsop – Accommodation details supplied by the Retail Occupier.

**Total £7,800 p.a.**

## London E10

### 421 Lea Bridge Road Leyton E10 7EA

- **Freehold Shop and Residential Investment**
- Densely populated London suburb
- Shop and residential accommodation
- Asset Management opportunity
- Total Current Rents Reserved  
**£7,800 pa**

On the instructions of P Mayo MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

**allsop**



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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