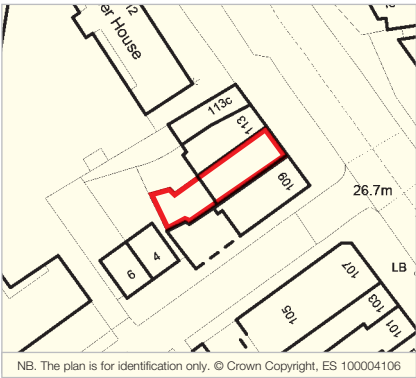


London E5
111 Upper Clapton
Road,
Clapton
E5 9BU

- **A Freehold Mid Terrace Building**
 - Arranged to provide a Lock-Up Shop Unit, Four Self-Contained Flats. Rear Yard
 - Shop Unit and Rear Yard each subject to Tenancies
 - Three Flats subject to Assured Shorthold Tenancies
 - One Flat Vacant
 - Total Current Rent Reserved
- £43,179.96 per annum (equivalent) with One Flat Vacant**

BY ORDER OF EXECUTORS



To View
Please call Allsop (Re: SH).
Tel: 020 7344 2679.

INVESTMENT/VACANT – Freehold Building



Tenure
Freehold.

Location
The property is situated on the west side of Upper Clapton Road (A107) between its junctions with both Rossington Road and Northwold Road. Local shops are available along Upper Clapton Road with the further and more extensive amenities, including the shopping centres, bars and other recreational facilities of both Stratford and Islington's Upper Street, being within reach. Rail services run from Clapton Station approximately 300 metres to the south, whilst Overground services run from both Hackney Central and South Tottenham Stations. Seven Sisters (Victoria Line) Underground Station is within reach. Both the A10 and A12 are accessible to the west and east respectively and provide access to the A406 (North Circular Road) and the M25 Motorway. The open spaces of Springfield Park, Walthamstow Marshes and Millfields Park are close at hand.

Description
The property comprises a mid terrace building arranged over basement, ground and two upper floors. Internally, the property is arranged to provide a lock-up shop unit on the ground floor together with four self-contained flats. There is a rear yard which contains a single storey storage unit.

Accommodation and Tenancies
The property was not internally inspected or measured by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ pcm
Shop Unit	Basement & Ground	Ground Floor – Gross Frontage 4.64 m (15' 3") Net Frontage 4.39 m (14' 5") Shop Depth 6.19 m (20' 4") Sales Area 4.45m x 6.1m (14' 7" x 20") Rear Store 2.92m x 2.31m (9' 7" x 7' 7") Basement – Storage Area Separate WC	Verbal Tenancy. The shop has been occupied by the current tenant for approximately 20 years. We are informed that an FR&I Lease will be signed before the auction for a term of 5 years at the same rent. Interested parties are referred to the legal pack for further details	£900
Flat A	Ground	Studio Room, Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term of 6 months from 1st May 2014	£585
Flat B	First	Reception Room, Bedroom, Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term of 6 months from 1st May 2014	£850
Flat C	Second	Reception Room, Bedroom, Kitchen, Bathroom/WC	Assured Shorthold Tenancy for a term of 6 months from 1st May 2014	£700
Flat D	Basement	Reception Room, Bedroom, Kitchen, Bathroom/WC	Vacant	–
Rear Yard		Store Unit	Verbal Tenancy	£563.33

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.