

London E17 **73/75 High Street** **Walthamstow** **E17 7DB**

- **Freehold Shop and Residential Investment**
- Shop let to Instant Cash Loans Ltd
- Shop Lease expires 2021
- Well located on the pedestrianised High Street in this popular London suburb
- Shop Rent Review June 2016
- Total Current Rents Reserved
£47,800 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Walthamstow is located within the London Borough of Waltham Forest approximately 7 miles north-east of Central London, adjacent to the North Circular Road (A406) and a short distance from the M11 motorway. The property is situated in a prominent corner position on the north side of the pedestrianised High Street, at its junction with Buxton Road. Occupiers close by include Argos, Farmfoods, Superdrug, Lidl, Percy Ingle, Greggs, Paddy Power and Brighthouse.

Description
This double fronted property is arranged on ground and two upper floors to provide a large ground floor shop unit with three self-contained flats on the upper floors, two of which have been sold on long leases.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 19 London E17**.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Instant Cash Loans Ltd (1)	Gross Frontage Net Frontage Shop Depth	9.55 m 8.95 m 14.33 m	(31' 4") (29' 4") (47' 0")	10 years from 21.07.2011 Rent review in the 5th year FR & I	£39,250 p.a. Rent Review 2016
Part First Floor	Individual	Self-Contained Flat (Not inspected by Allsop)		Assured Shorthold Tenancy for a term of 6 months from 01.11.2011	£8,400 p.a.	Reversion 2012
Part First and Second Floors	Two Individuals (2)	Two Self-Contained Flats		Both 99 years from 29.09.1989	£150 p.a. (total)	Reversion 2088

(1) For the year ended 30th December 2010, Instant Cash Loans Ltd reported a turnover of £95.094m, a pre-tax profit of £32.741m, shareholders' funds of £50.127m and a net worth of £40.63m. (Source: riskdisk.com 04.11.11.)
(2) We understand that notices under the Landlord and Tenant Act 1987 (as amended) have been served in respect of this property.

Total £47,800 p.a.

