

Ilford

57 High Street Barkingside Essex IG6 2AD

- **Freehold Shop and Office Investment**
- Comprising an estate agency, tutoring centre and takeaway
- Town centre location
- Shop Rent Review 2022
- No VAT applicable
- Total Current Rents Reserved
£33,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Barkingside is an attractive and prosperous suburb situated some 9 miles north-east of Central London and 5 miles west of Romford. The area benefits from excellent communications, being a short distance from both the North Circular Road (A406) and the start of the M11, and also being served by the Underground (Central Line) at Barkingside Station.

The property is located on the west side of High Street (A123), close to its junction with Fremantle Road.

Occupiers close by include Halifax Bank (opposite), Savers, Specsavers, Boots the Chemist, Iceland, Ladbrokes, Haart estate agent, Clintons, Holland & Barrett and HSBC, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop currently trading as an estate agent. To the rear of the ground floor there is a kitchen presently used as a takeaway in conjunction with "Fat Joe's Sports Café", the adjacent shop. The first floor comprises a self-contained Ofsted registered tutoring centre. The property provides parking for two cars to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
57	RAM Estates Ltd	Gross Frontage 7.90 m Net Frontage 4.90 m Shop Depth 8.80 m Built Depth 12.90 m Ground Floor 67.50 sq m	(25' 11") (16' 1") (28' 10") (42' 4") (727 sq ft)	10 years from 27.09.2017 Rent review in the 5th year FR & I	£23,000 p.a. Rent Review 2022
57A	Mr & Mrs Pinderia (t/a Get Smart Tutoring Centre)	First Floor 54.80 sq m	(590 sq ft)	A term of 5 years from 01.03.2018 Rent review every 5th year FR & I	£6,500 p.a. Reversion 2023
Rear of 57	Mohammed Imran Javaid	Ground Floor – Kitchen (not measured)		A term of years from 11.10.2009 to 10.10.2024 Rent review every 5th year FR & I	£4,000 p.a. Rent Review 2019

Total £33,500 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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