



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.allstop.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@allstop.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

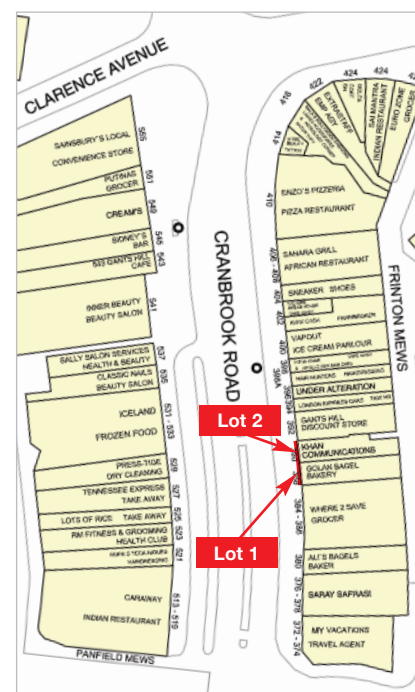
Total £45,000 p.a.

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



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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