

London E2
170 Roman Road,
Bethnal Green
E2 0SA

- **A Leasehold Public House together with Two Self-Contained Two Bedroom Flats above**
- Public House subject to a Commercial Lease
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Collectively as One Lot
- Total Current Rent Reserved **£82,500 per annum (equivalent)**

To View

The property will be open for viewing on Tuesday 9th, Wednesday 17th and Tuesday 23rd May between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: JD).

Seller's Solicitor

Messrs Freemans Solicitors
(Ref: Howard Freeman).
Tel: 0207 935 3522.
Email: hf@freemanssolicitors.net

INVESTMENT – Leasehold Public House and Two Flats



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 22nd March 1989 (thus having approximately 97 years unexpired) at a peppercorn ground rent.

Location

The property is located on the south side of Roman Road, to the south-west of its junction with Smart Street. Local shops and amenities are available on Roman Road, with more extensive facilities being accessible to the west on Bethnal Green Road. London Underground services run from Bethnal Green Station (Central Line), which is about 0.4 miles to the west, and the open spaces of Victoria Park are to the north.

Description

The property comprises a public house and two self-contained flats situated within a building arranged over basement, ground and four upper floors.

Accommodation

The property was not internally inspected by Allsop. The information set out in the schedule of Accommodation and Tenancy below was supplied by the Vendor's agent.

Property	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
170 Roman Road, London E2 0RY	Ground Floor Public House and Basement Area	Subject to a Commercial Lease for a term of 15 years from 24th October 2013 (Next Rent Review 24th October 2018)	£37,500 p.a.
23a Chater House, Roman Road, E2 0SA	First Floor Flat – Reception Room, Two Bedrooms, Kitchen/Diner, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 6 months from 16th March 2017	£22,800 p.a. (equivalent)
26a Chater House, Roman Road, E2 0SA	First Floor Flat – Reception Room, Two Bedrooms, Kitchen, Bathroom, WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 6 months from 6th February 2017	£22,200 p.a. (equivalent)

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.allso.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.