



Tenure

Leasehold. Held on a 999 year lease from completion at a fixed peppercorn rent.

Location

Hackney lies approximately 4 miles to the north-east of Central London, being between Highbury and Stratford. The area affords excellent public transportation facilities with Hackney Central and Hackney Downs rail stations lying at either end of Amhurst Road. The property is situated in a prominent position on the pedestrianised part of Mare Street, which is the main retailing street in Hackney close to Hackney Station and bus depot. Occupiers close by include Primark and JD Sports (adjacent), Iceland, Marks & Spencer, Paddy Power, Pizza Hut and Felicity Lord Estate Agents.

Description

The property is arranged on ground floor only to provide a modern estate agents. The property forms part of a larger building that is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	4.20 m	(13' 9")
Net Frontage	3.70 m	(12' 2")
Return Frontage	30.50 m	(100' 1")
Shop and Built Depth	31.80 m	(104' 4")
Ground Floor	67.3 sq m	(725 sq ft)
NB. Area taken from www.2010.voa.gov.uk		

Tenancy

The entire property is at present let to STIRLING ACKROYD LTD for a term of 10 years from 28th May 2009 at a current rent of £25,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

Stirling Ackroyd specialise in Central London residential property and have branches in Bankside, Clarksenwell, Shoreditch, Hackney and Hampstead.

Website Address: www.stirlingackroyd.com

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only on Tuesdays and Thursdays at 3.30 pm. Please e-mail your request with full contact details including your telephone number, to viewings@allsop.co.uk. In the subject box of your e-mail, please ensure that you enter Lot 110 London E8.

London E8

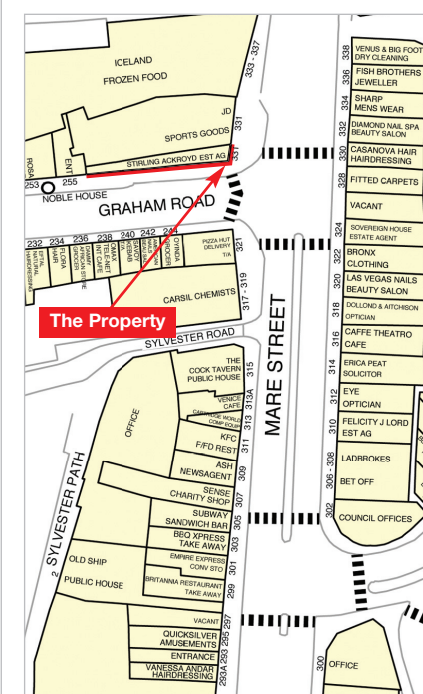
331A Mare Street

E8 1HY

- Long Leasehold Estate Agency Investment
- Let to Stirling Ackroyd Ltd on a lease expiring 2019
- Busy and prominent frontage to Mare Street and Graham Road
- Rent Review 2014
- No VAT applicable
- Current Rent Reserved

£25,000 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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