

London E17

57 High Street

Walthamstow

E17 7LD

- **Freehold Shop and Residential Investment**
- Comprising a shop and two self-contained flats above
- Located on Walthamstow High Street, a busy market street
- Shop Rent Review 2019
- No VAT applicable
- Total Current Rents Reserved **£42,592.80 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Walthamstow is a busy London suburb situated in the borough of Waltham Forest, 7 miles north-east of Central London. The A406 North Circular Road is immediately to the north and links to the M11, 4 miles to the east. The area also enjoys good rail communications being on the Victoria Line, as well as having Overground services (Liverpool Street 15 minutes).

The property is situated on the north side of the well established and pedestrianised High Street, close to Lidl and Farmfoods.

Other occupiers close by include Savers, BrightHouse, Age UK, Post Office, Paddy Power, Wilko and Iceland. Walthamstow Market runs on High Street from Tuesday-Saturday every week and is the longest outdoor street market in Europe (Source: www.walthamforest.gov.uk, 09.11.2018).

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop presently trading as a hair salon with treatment rooms to the basement. There are two self-contained flats above, access to which is from the rear.

VAT

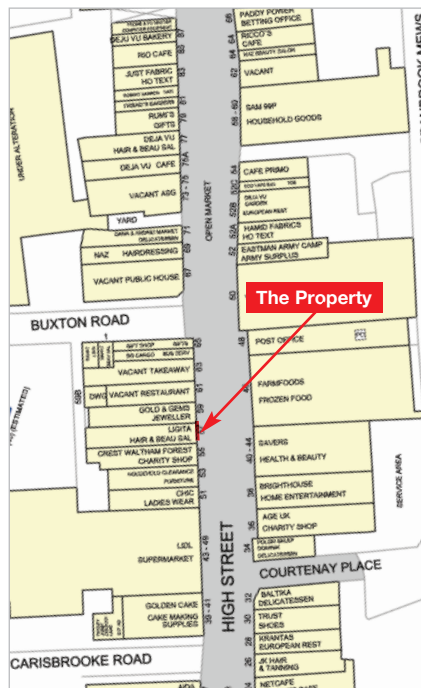
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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	L Tiskiene (1) (t/a Ligita Hair Salon)	Gross Frontage 5.25 m (17' 3") Net Frontage 4.75 m (15' 7") Shop & Built Depth 13.90 m (45' 7") Basement 33.17 sq m (357 sq ft) Ground Floor 69.30 sq m (746 sq ft)	15 years from 01.08.2007 Rent review every 3rd year FR & I	£18,000 p.a.	Next Rent Review 2019
Flat A	Individual(s)	First Floor Flat – 2 Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 08.08.2014	£12,296.40 p.a. (annualised)	Holding over
Flat B	Individual(s)	Second Floor Flat – 2 Rooms, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 09.12.2016	£12,296.40 p.a. (annualised)	Holding over

(1) A deposit of £4,250 is held.
NB. Not measured by Allsop. Floor areas provided by Vendor.

Total £42,592.80 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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