



Tenure

Freehold.

Location

East Ham forms part of the London Borough of Newham and is located 7 miles east of the City of London, midway between West Ham and Barking. Road connections are good with the A13 lying to the south and the A406 (North Circular Road) running parallel to the east.

The property is situated on the corner of High Street North and Heigham Road in a prominent position diagonally opposite Lidl and close to East Ham Underground Station (District and Hammersmith & City Lines).

Occupiers close by include Carphone Warehouse, Bairstow Eves, Sports Direct, Betfred and a wide variety of local retailers.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting office. The upper floors comprise a three bedroom maisonette which is separately accessed from the rear off Heigham Road.

The property provides the following accommodation and dimensions:

Gross Frontage including splay	5.90 m	(19' 4")
Return Window Frontage	5.30 m	(17' 5")
Shop & Built Depth	29.10 m	(95' 6")
First and Second Floors – Maisonette comprising Four Rooms, Kitchen, Bathroom		

Tenancy

The entire property is at present let to CAMEC LTD (t/a William Hill) for a term of 15 years from 21st December 2005 at a current rent of £40,000 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

No. of Branches: 2,300.

Website Address: www.williamhill.com/www.willhill.co.uk

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, please e-mail your request with full contact details including your telephone number, to viewings@allsop.co.uk

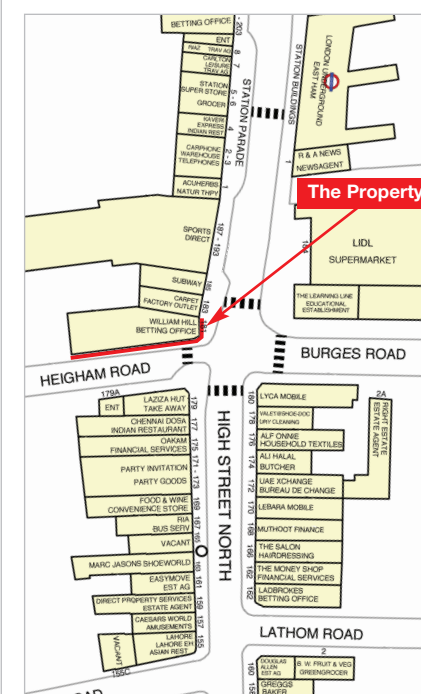
In the subject box of your e-mail, please ensure that you enter **Lot 3 London E6**.

London E6

181 High Street North East Ham E6 1JB

- **Freehold Shop and Residential Investment**
- Let to Camec Ltd (t/a William Hill)
- Lease expires 2020
- Includes three bedroom maisonette above
- Prominent corner position close to East Ham Underground Station
- Rent Review 2015
- Current Rent Reserved
£40,000 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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