



Tenure

Freehold.

Location

Hackney lies approximately 4 miles to the north east of Central London, being between Highbury and Stratford. The area affords excellent public transport facilities with Dalston Junction Rail and Haggerston Rail and Underground Stations lying at either end of Kingsland Road.

The property is situated on the east side of the busy Kingsland Road (A10) south of the junction with Forest Road.

Occupiers close by include a variety of local traders and restaurateurs.

Description

The property is arranged on ground and two upper floors to provide two ground floor lock-up shop units, together with two self-contained flats above, accessed from the front, which have been sold off on long leases.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
470	Foluso Ishola Sadudeen	Gross Frontage 4.60 m (15' 1") Net Frontage 4.10 m (13' 5") Shop Depth 17.60 m (57' 9") Built Depth 20.05 m (65' 9")	10 years from 01.11.1998 FR & I	£9,600 p.a.	Holding over
472	Charles Olumide Shobo	Gross Frontage (includes entrance to upper floors) 4.40 m (14' 5") Net Frontage 2.85 m (9' 4") Shop & Built Depth 16.95 m (55' 7")	10 years from 01.11.1998 FR & I	£9,000 p.a.	Holding over
470A	Individual	First Floor Flat comprising 2 Bedroom Accommodation (1)	99 years from 29.09.1974 (2)/(3)	£30 p.a.	Reversion 2073
472A	Individual	Second Floor Flat comprising 2 Bedroom Accommodation (1)	189 years from 29.09.1974 (2)	£30 p.a.	Reversion 2163

(1) Not inspected by Allsop. Information provided by the Receivers.

(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants.

(3) The tenant has offered terms to extend his lease. Negotiations are ongoing with the Receivers.

Total £18,660 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

Seller's Solicitor Ms R McNaughton, Matthew Arnold & Baldwin. Tel: (01923) 202020 Fax: (01923) 208836
e-mail: rachel.mcnaughton@mablaw.com

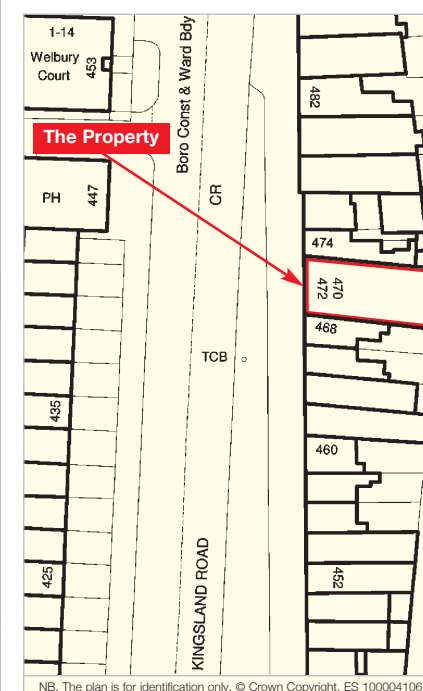
London E8

470/472 Kingsland Road Hackney E8 4AE

- Freehold Shop and Residential Ground Rent Investment
- Two lock-up shops
- Close to Dalston Rail Station
- Asset management opportunity
- Total Current Rents Reserved

£18,660 pa

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers **allsop**



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