

## London E7

### 74 Upton Lane, Forest Gate E7 9LW

- **A Freehold Mid Terrace Building arranged to provide a Ground Floor Retail Unit and Three Self-Contained Flats**
- **Shop Subject to a Commercial Lease and Each Flat subject to an Assured Shorthold Tenancy**
- **Total Current Rent Reserved**  
**£40,800 per annum (equivalent)**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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#### Tenure

Freehold.

#### Location

The property is situated on the west side of Upton Lane, between its junctions with Chaucer Road and Gower Road. Road links are good with the A114 (Upton Lane) leading to the A12 to the north. Public transport links are provided by Wanstead Park (Overground services), Forest Gate (National Rail services) and Upton Park (District and Hammersmith & City Line Underground services), which are all within walking distance. Local shops and amenities are available along Upton Lane itself and the open green spaces of West Ham Park are also accessible.

#### Description

The property comprises a mid terrace building arranged over ground and two upper floors. The property is internally arranged to provide retail accommodation on the ground floor and three residential flats over ground, first and second floors.

#### Accommodation and Tenancies

The property was not entirely internally inspected by Allsop. The information in the Schedule of Accommodation and Tenancies set out opposite was obtained from a Valuation Report.

Please note that there is also a lease of the ground floor shop forming part of the property registered against the title at Land Registry. The Receivers have no further details and are not collecting rent for this lease. The holders of this lease are not in occupation, but this lease refers to the same area as the Schedule of Leases below. Buyers must rely on their own enquiries as to the status of this lease.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved
74	Ground	Gross Frontage 4.97 m (16' 4") Net Frontage 4.62 m (15' 2") Shop Depth 8.50 m (27' 10") Built Depth 15.85 m (52')	Subject to a commercial lease in favour of Oyes Choudhury (t/a Newham Travel) for a term of 22 years from 2006*	£15,000 p.a.
74A	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 21st December 2010 (Holding over)	£900 p.c.m.
74B	Second	One Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 24th August 2011 (Holding over)	£700 p.c.m.
74C	Ground (Rear)	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st December 2012	£550 p.c.m.
* The lease includes no commencement date. The Receivers were informed by the Lessee of the commencement date. Prospective purchasers are deemed to make their own enquiries.				<b>Total £40,800 p.a.</b>

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.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

#### Freehold Building