

Epping

269 High Street

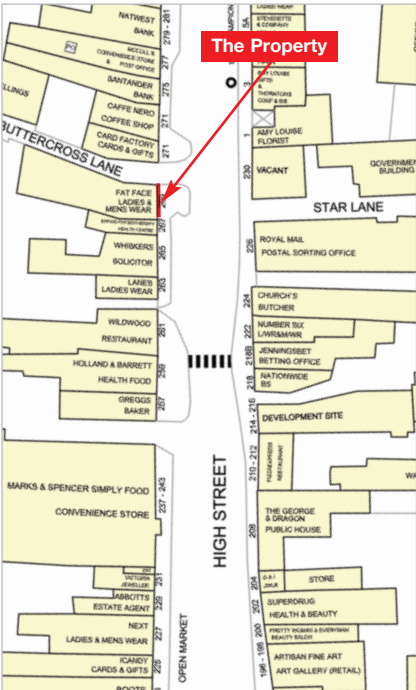
Essex

CM16 4AA

- Freehold Shop and Residential Ground Rent Investment
- Shop let to Fat Face Ltd until 2022
- Prominent corner position in Epping town centre
- Rent Review October 2017
- Total Current Rents Reserved

£60,750 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Epping is a popular and affluent market town situated 5 miles north of Chigwell and 17 miles north-east of London. The town benefits from having regular services to London via Epping Underground Station (Central Line) and its close proximity to the M25 Motorway.
The property is well located on a prominent corner position on the north side of High Street (B1393) in the heart of Epping town centre. Epping Rail Station lies some 0.5 miles to the south.
Occupiers close by include Card Factory (adjacent), Caffè Nero, Santander, McColl's, NatWest, Lloyds Pharmacy, Nationwide, Holland & Barrett, Pizza Express, Greggs, Marks & Spencer, Next, Superdrug and Boots amongst many others.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation at basement level which has trap door access only. The upper floors comprise three self-contained flats, which are to be sold off on long leases.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground Floors	Fat Face Ltd (1)	Basement (2) Ground Floor 24.10 sq m 211.95 sq m	(259 sq ft) (2,281 sq ft)	15 years from 15.10.2007 Rent review every 5th year FR & I	£60,000 p.a.
First and Second Floors	Individuals	First Floor – Two Bedroom Flat Second Floor – 2 x One Bedroom Flats	Each for a term of 125 years from completion	£750 p.a. (3 x £250 p.a.)	Reversion 2142

- (1) For the year ended 30th May 2015, Fat Face Ltd reported a turnover of £205m, a pre-tax profit of £13.4m, shareholders' funds of £104.5m and a net worth of £102.4m. (Source: Experian 16.12.2016.)
(2) Not inspected by Allsop. Area taken from historic marketing particulars.

Total £60,750 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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