

**London E17**  
**208 High Street**  
**Walthamstow**  
**E17 7JH**

- Well Located Freehold Betting Shop and Ground Rent Investment
- Let to Joe Jennings Bookmakers
- Corner position
- Lease expiring 2027 (1)
- Rent Review 2022
- Total Current Rent Reserved **£25,100 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Walthamstow is a busy 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 High Street, which is largely pedestrianised, is a well established local shopping area, and the property occupies a corner site at the junction with Cleveland Park Avenue, adjacent to the local library. Other occupiers include Nando's, Pizza Express, NatWest and the Walthamstow Mall, where Tesco, Lidl, Waterstones, H Samuel and River Island are represented.

**Description**  
The property is arranged on ground and one upper floor to provide a betting shop with a self-contained flat upstairs which has been sold off on a long lease.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Joe Jennings Bookmakers Ltd (2)	Gross Frontage 6.5 m (21' 4") Net Frontage 5.96 m (19' 6") Shop & Built Depth 9.00 m (29' 6") Ground Floor 42.85 sq m (461 sq ft)	10 years from 26.01.2017 Rent review every 5th year Tenant break option January 2022 on 6 months' notice (1) FR & I	£25,000 p.a.	Rent Review 2022
Upper Floor	Individual	First Floor Flat	125 years from 29.09.1999 FR & I	£100 p.a.	Reversion 2124

(2) For the period to 30th April 2017, Joe Jennings Bookmakers Ltd reported a net worth of £1.09 million. (Source: Experian 05.06.2018.)

**Total £25,100 p.a.**