

London E1

Ground & Lower

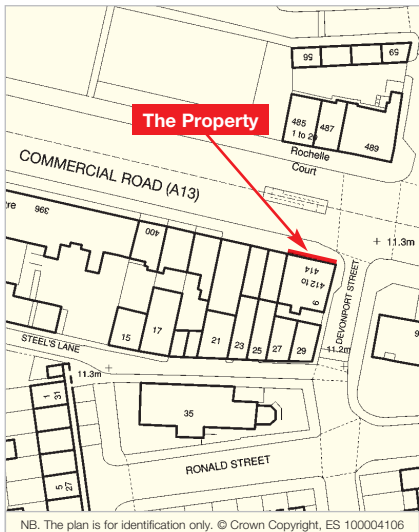
Ground Floor

412/414 Commercial Road

Whitechapel

E1 0LB

- **Virtual Freehold Betting Shop Investment and Vacant Office**
- Fronting the busy A13
- Densely populated East London suburb
- Part let to Ladbrokes Betting & Gaming Ltd on a lease expiring in 2023
- Vacant Office (1)
- Shop Rent Review 2018
- Total Current Rents Reserved
£25,000 pa
plus vacant lower ground floor offices



Tenure

Leasehold. Held for a term of 999 years from completion at a peppercorn rent.

Location

Whitechapel is located in the London Borough of Tower Hamlets on the north bank of the River Thames, ½ mile east of the City of London and 2 miles west of Canary Wharf. Transport links are excellent, the area being served by Overground services at Limehouse and Shadwell Stations, as well as Underground services at Tower Hill. This area is benefiting from significant development in the Aldgate area. The property is situated in a densely populated east London suburb, on the south side of Commercial Road at its junction with Devonport Street. Occupiers close by include a variety of local traders.

Description

The property is arranged on lower ground and ground floor only to provide a betting shop on ground floor. The lower ground floor provides self-contained office accommodation, which is accessed from Devonport Street. The property forms part of a larger building not included in the sale.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC rating please see website.

Planning

The lower ground floor may lend itself to a variety of uses subject to obtaining all the necessary consents. All enquiries should be made with the local authority.

Website Address: www.towerhamlets.gov.uk

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Ladbrokes Betting & Gaming Ltd (1)	Gross Frontage 11.15 m (36' 7") Net Frontage 9.85 m (32' 4") Shop Depth 8.45 m (27' 8") Built Depth 11.00 m (36' 1")	15 years from 07.05.2008 Rent review every 5th year FR & I	£25,000 p.a.	Rent Review 2018
Lower Ground	Vacant	Lower Ground Floor Offices (2)	90.65 sq m (976 sq ft)	–	–

(1) Website Address: www.ladbrokes.co.uk

For the year ended 31st December 2014, Ladbrokes Betting & Gaming Ltd reported a turnover of £824m, a pre-tax profit of £57m, shareholders' funds of £1.869bn and a net worth of £1.0966bn.

(2) Net Internal Floor Areas (Not IPMS)

Total £25,000 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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