

London E6

114-116 High Street

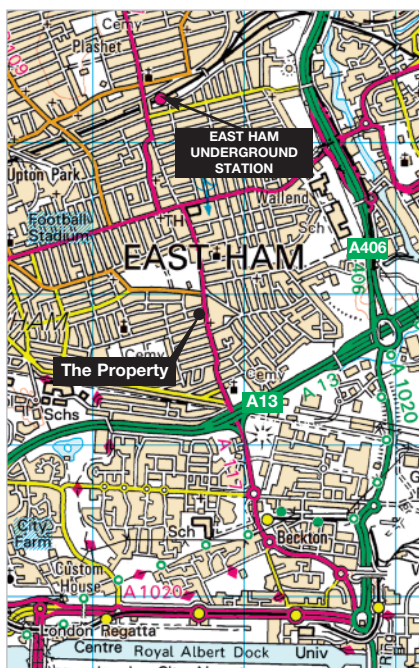
South

East Ham

E6 3RL

- Freehold Betting Shop and Residential Ground Rent Investment
 - Shop to be let to Done Brothers (Cash Betting) Ltd (t/a Betfred) on a new 10 year lease
 - Densely populated residential area
 - Shop Rent Review 2020
 - Total Current Rents Reserved
- £26,250 pa**

**COMPLETION WILL BE
12TH JANUARY 2016**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



NB: CGI Image

Tenure

Freehold.

Location

East Ham forms part of the London Borough of Newham and is located 7 miles east of the City of London, midway between West Ham and Barking. Road connections are good, with the A13 lying to the south and the A406 (North Circular Road) running parallel to the east. The property is situated on the west side of High Street South in an established retail parade, close to the junction with Masterman Road. East Ham Underground Station (Hammersmith & City and District Lines) is some 1 mile to the north, and the A13 is a short distance to the south. Occupiers close by include The Co-Operative Food, William Hill, Tesco Express, Post Office, Costcutter, a pharmacy and a Texaco petrol station incorporating a Subway and Spar.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop, soon to be fitted out as a bookmakers, with a self-contained flat above which has been sold off on a long lease.

The lessee has received planning permission (under application number 15/00459/FUL) to extend the ground floor retail unit to the rear.

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.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Done Brothers (Cash Betting) Ltd (1)	Gross Frontage 6.70 m (21' 11") Net Frontage 6.10 m (20' 0") Shop Depth 9.60 m (31' 6") Built Depth 12.40 m (40' 8") Ground Floor 71.00 sq m (764 sq m)	10 years from completion Rent review every 5th year FR & I subject to a Schedule of Condition	£26,000 p.a.	Rent Review 2020
First Floor	Seller	Flat (Not inspected by Allsop)	250 years from completion Rent review every 50th year (2)	£250 p.a.	Rent Review 2065

- (1) Website address: www.betfred.com. For the year ended 28th September 2014, Done Bros. (Cash Betting) Ltd reported a turnover of £417.1m, a pre-tax profit of £13.96m, shareholders' funds of £125.18m and a net worth of £108.42m. (Source: riskdisk.com 09.09.2015.)
(2) The flat is being sold separately by the Vendor. Please speak to Allsop for further information.

Total £26,250 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 J Rose Esq, Harold Benjamin Solicitors. Tel: 020 8422 5678 e-mail: jonathan.rose@haroldbenjamin.com