

## London E6 128-130 High Street North East Ham E6 2HT

- **Freehold Shop and Residential Investment**
- Shop let to Iceland Food Stores Limited on a lease expiring 2027 with fixed annual rent increases of 3% per annum
- Includes planning consent for the erection of second and third floors to create five flats (1)
- Located within 250 metres of East Ham Underground Station (District and Hammersmith & City Lines)
- Nearby occupiers include Primark, Greggs and WH Smith
- Annual rent increase on the anniversary of 1st July
- Total Current Rents Reserved  
**£160,886 pa**



**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 A3 lying to the south and the A406 (North Circular Road) running parallel to the east. The property is located on the east side of High Street North, in between its junctions with Clements Road and Caulfield Road, in the heart of the town centre. East Ham Underground Station (District and Hammersmith & City Lines) is approximately 250 metres to the north. Occupiers close by include Holland & Barrett (opposite), Wilko, KFC, BrightHouse, JD Sports, HSBC, Foot Locker, WH Smith, Boots Opticians, Deichmann, Halifax, EE, Betfred, Argos, Clarks Shoes, Greggs, Superdrug, Boots the Chemist, Primark and Poundland, amongst many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor supermarket with storage and ancillary accommodation on the first floor. Two self-contained flats are located on the second floor.

### Planning (1)

The upper floors benefit from planning permission (Ref: 15/01926/FUL) granted 15th October 2015 for the erection of second and third floor extensions to create 3 x two bedroom, 1 x three bedroom and 1 x one bedroom flats including cycle storage and amenity space. All enquiries should be referred to London Borough of Newham Council. Website Address: [www.newham.gov.uk](http://www.newham.gov.uk)

### VAT

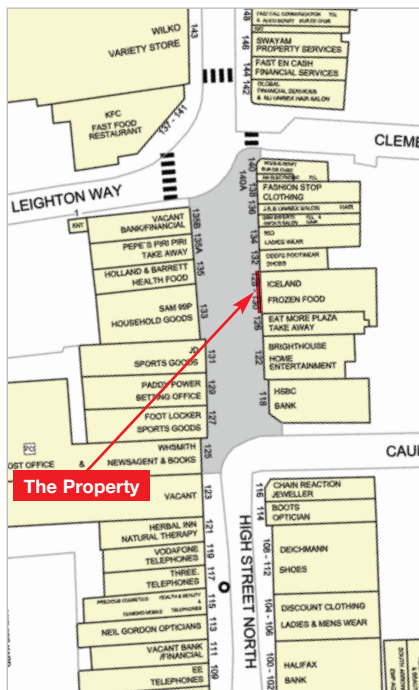
VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
128/130	Iceland Food Stores Limited (1)	Ground Floor First Floor 370.00 sq m 250.65 sq m (3,983 sq ft) (2,698 sq ft)	25 years and 3 months from 01.04.2002 Rent increases annually on 1st July by 3% per annum FR & I	£141,086 p.a. (2)	Rent reviews annually
128A and 128B	Abslett Properties Ltd	Second Floor – 2 Flats	12 months from 01.04.2018	£19,800 p.a.	Reversion March 2019

- (1) The lease is guaranteed by Ice Acquisition Ltd.  
(2) The shop rent rises annually by 3% per annum, ultimately to £178,723 per annum on 01.07.2026.

**Total £160,886 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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