

# London E6

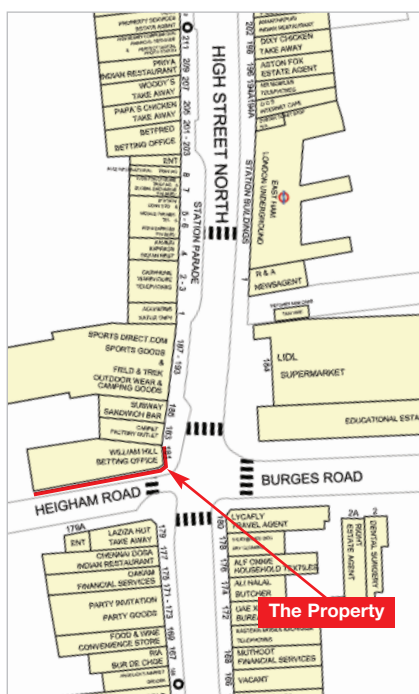
## 181 High Street North

### East Ham

#### E6 1JB

- **Well Located Freehold Betting Shop and Residential Investment**
- Prominent corner position close to East Ham Underground Station
- Overriding lease to Camec Ltd (t/a William Hill)
- Includes three bedroom maisonette above
- Reversion 2020
- Current Rent Reserved  
**£59,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



## 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 corner of High Street North and Heigham Road, in a prominent position diagonally opposite Lidl and close to East Ham Underground Station (District and Hammersmith & City Lines).

Occupiers close by include Carphone Warehouse, Bairstow Eves, Sports Direct, Betfred and a wide variety of local retailers.

## Description

The property is arranged on ground and two upper floors to provide a ground floor betting office. The upper floors comprise a three bedroom maisonette which is separately accessed from the rear off Heigham Road.

The property provides the following accommodation and dimensions:

<b>Gross Frontage including splay</b>	<b>5.90 m</b>	<b>(19' 4")</b>
<b>Return Window Frontage</b>	<b>5.30 m</b>	<b>(17' 5")</b>
<b>Shop &amp; Built Depth</b>	<b>29.10 m</b>	<b>(95' 6")</b>
<b>First and Second Floor Maisonette – Four Rooms, Kitchen, Bathroom</b>		

## Tenancy

The entire property is at present let to CAMEC LTD (t/a William Hill) for a term of 15 years from 21st December 2005 at a current rent of £59,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

## Tenant Information

No. of Branches: 2,300.

Website Address: [www.williamhill.com/www.willhill.co.uk](http://www.williamhill.com/www.willhill.co.uk)

For the year ended 29th December 2015, William Hill reported a nil turnover, a nil pre-tax profit, shareholders' funds and a net worth of £45,610,141. (Source: riskdisk.com 16.09.2016.)

## 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.

## Planning

The upper floors may lend themselves to further development opportunities at the expiry of the lease, subject to obtaining all the necessary consents. All enquiries with the local authority.

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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