

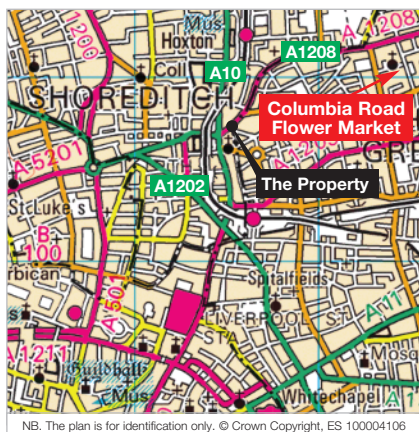
London E2

49 Hackney Road Shoreditch E2 7NX

- **Freehold Leisure, Office and Residential Ground Rent Investment**
- Ground floor let to MKM Entertainment Ltd on a lease expiring 2037 (no breaks)
- Situated within a very fashionable inner London location
- Located some 500m from Shoreditch High Street Rail Station
- No VAT applicable
- Total Current Rents Reserved

£184,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



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



Tenure

Freehold.

Location

Shoreditch is an increasingly popular and fashionable inner London district adjacent to Hoxton and just to the north of The City. It is adjacent to the equally hip area of Hoxton and is popular with the burgeoning tech sector. The area has an eclectic dining scene and many fashionable bars and clubs.

The property is located on the north side of Hackney Road (A1208), opposite its junction with Columbia Road (B118). Shoreditch High Street and Hoxton rail stations are both within 0.3 miles. The famous Columbia Road flower market is some 0.3 miles to the north-east of the property. Occupiers close by include Tesco Express, amongst a wide range of local occupiers.

Description

The property is arranged on basement, ground and three upper floors to provide a basement and ground floor cocktail bar, with the first floor providing an office. The second and third floors comprise residential accommodation 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.allsop.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	MKM Entertainment Limited (t/a Looking Glass Cocktail Club)	Basement Kitchen Ground Floor Total	25 years from 17.08.2012 Rent review every 5th year FR & I	£105,000 p.a.	Rent Review 2022
First	Intermission Film Limited	First Floor	12 years from 06.01.2015 Rent review every 4th year FR & I	£79,500 p.a.	Rent Review January 2019
Second and Third Floor	Individual(s)	Second and Third Floor – Residential Accommodation	999 years from 07.04.2011	Peppercorn	Reversion 3010

NB. Buyer will pay 1% of the purchase price on completion as a contribution to seller's costs.

Total £184,500 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 G Phillips Esq, Solomon Taylor & Shaw. Tel: 0207 317 8695 e-mail: gary@solts.co.uk

