

London E15

Units 1-7, 2-4 (even)

Leytonstone Road and

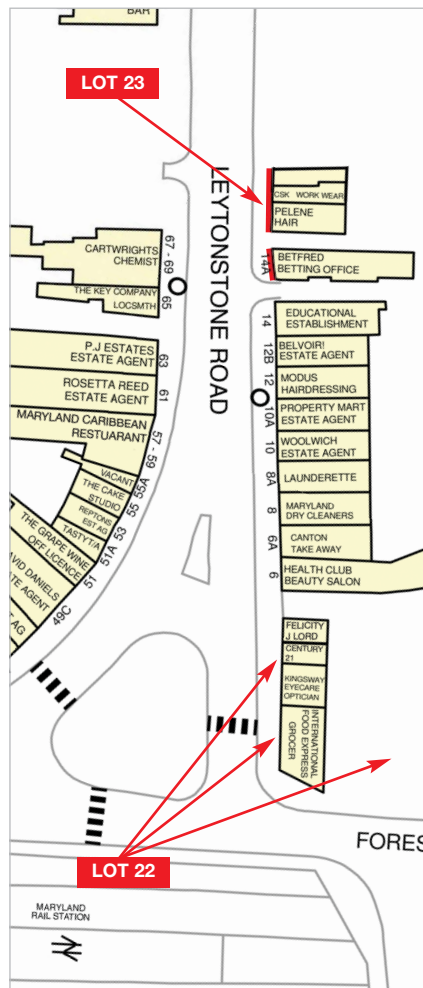
16-22 (even)

Leytonstone Road

Stratford

E15 1SE

- **Virtual Freehold Shop Investment**
- **Prominent location on the A11 next to Maryland Station**
- **Close to the Olympic Park**
- **Rent Reviews from 2009**
- **Total Current Gross Rents Reserved**
£184,950 pa
plus One Vacant Unit

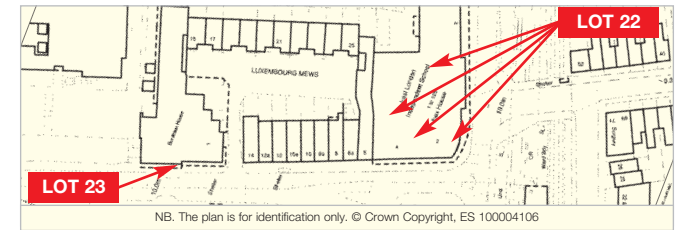


Tenure

Leasehold. Held on two leases for terms of 999 years from 9th December 2004 (Lot 22) and a further lease for 999 years from 23rd March 2005 (Lot 23) all leases at peppercorn rents fixed.

Location

Stratford, home to London 2012 forms part of the London Borough of Newham and is situated some 6 miles north-east of Central London to the north of the Docklands area. Access to the city is via the A11 and the A102(M) provides access to the M11 motorway. Stratford Rail Station serves the area as does the London Underground (Central and Jubilee Lines) and the Docklands Light Railway. Stratford International rail terminal provides frequent fast services to Central London and Kent. The property is located within ¾ of a mile from The Stratford Shopping Centre and Rail Station immediately to the east of the Olympic Park. The property is situated at the junction of Leytonstone Road, which forms part of the A11, opposite Maryland Rail Station (one stop to Stratford) and its junction with Forest Lane. Maryland is a busy local retail centre with a range of retailers present.



Description

The properties comprise 2 separate parades and a suite of offices. The first, (Lot 22) known as Units 1-7 Maryland Point, Phase I, is arranged on the ground floor only of Ibex House, a modern landmark building, and provides six ground floor shops (Units 1-6) and a suite of offices to the rear (Unit 7, used as a Higher Education Centre). There are three car spaces to the rear. The second (Lot 23), known as Units 1-4 Maryland Point, Phase II, is arranged on ground floor only to provide 4 shop units. The upper floors of each property are not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22	Unit 1 Phase I	Spicerhaart Ltd	Gross Frontage	5.60 m	(18' 5")	10 years from 05.01.2005	£16,750 p.a.	Reversion 2015
			Net Frontage	5.95 m	(19' 6")	Rent review in the 5th year		
			Shop & Built Depth	18.30 m	(60' 0")	FR & I		
	Unit 2 Phase I	Cameron Adams Ltd (with personal guarantee)	Gross Frontage	4.90 m	(16' 1")	13 years from 20.06.2011		Rent Review 2016
			Net Frontage	4.30 m	(14' 2")	Rent review every 5th year		
			Shop Depth	14.50 m	(47' 7")	FR & I		
			Built Depth	16.60 m	(54' 6")			
	Unit 3 Phase I	P Amah	Gross Frontage	5.60 m	(18' 5")	10 years from 10.07.2005	£14,700 p.a.	Reversion 2015
			Net Frontage	5.10 m	(16' 9")	Rent review in the 5th year		
			Shop Depth	12.05 m	(39' 6")	FR & I		
			Built Depth	16.60 m	(54' 6")			
	Unit 4 Phase I	Samina Ayub/Abiton	Gross Frontage	14.55 m	(47' 9")	10 years from 20.12.2004		Reversion 2014
			Net Frontage	9.80 m	(32' 2")	Rent review in the 5th year		
			Shop & Built Depth	8.20 m	(26' 10")	FR & I		
	Unit 5 Phase I	S Yaseen	Gross Frontage	5.80 m	(19' 0")	15 years from 17.12.2004	£12,500 p.a.	Rent Review 2014
			Net Frontage	5.50 m	(18' 0")	Rent review every 5th year		
			Shop Depth	13.10 m	(42' 1")	FR & I		
			Built Depth	15.10 m	(49' 6")			
	Unit 6 Phase I	F A Hajee	Gross Frontage	5.35 m	(17' 6")	10 years from 27.09.2010	£15,500 p.a.	Rent Review 2015
			Net Frontage	4.00 m	(13' 2")	Rent review in the 5th year (1)		
			Shop & Built Depth	16.20 m	(53' 2")	FR & I		
	Unit 7 Phase I	Transitional Care Ltd	Ground Floor	21.5 sq m	(231 sq ft)	10 years from 21.02.2005	£40,000 p.a.	Reversion 2015
			Office/Ancillary Kitchen	183.0 sq m 14.0 sq m	(1,970 sq ft) (151 sq ft)	Rent review in the 5th year FR & I		
Total Lot 22 £134,950								
23	Unit 1 Phase II	Goldensurf Ltd	Gross Frontage	5.10 m	(16' 9")	3 years from 28.02.2011	£14,500 p.a. rising to £15,000 p.a. from 28.02.2013	Reversion 2014
			Net Frontage	3.35 m	(10' 11")	FR & I		
			Shop & Built Depth	16.25 m	(53' 4")			
	Unit 2 Phase II	T Lebedwas & J Lebedeviene	Gross Frontage	5.40 m	(17' 8")	10 years from 15.04.2005	£15,500 p.a.	Reversion 2015
			Net Frontage	4.15 m	(13' 7")	Rent review in the 5th year		
			Shop & Built Depth	16.20 m	(53' 2")	FR & I		
	Unit 3 Phase II	Vacant (2)	Gross Frontage	7.45 m	(24' 5")			
			Net Frontage	6.20 m	(20' 4")			
			Shop Depth (Max)	9.15 m	(30' 0")			
			Built Depth (Max)	9.40 m	(30' 10")			
	Unit 4 Phase II	Done Brothers Cash Betting Ltd	Gross Frontage	10.95 m	(35' 11")	15 years from 01.04.2005	£20,000 p.a.	Rent Review 2015
			Net Frontage	9.10 m	(29' 10")	Rent review every 5th year		
			Return Frontage	3.15 m	(10' 4")	FR & I		
			Shop & Built Depth	10.20 m	(33' 6")			
Total Lot 23 £50,000								
Total £184,950 p.a.								

(1) The lessees have an option to break at the end of the 5th year.
(2) A new lease is being negotiated with lessees of Unit 2 at an initial rent of £16,000 per annum.
N.B The Vendors held a number of rent deposits, details of which are in the legal pack.

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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