

Tenure

Freehold.

Location

Walthamstow is located within the London Borough of Waltham Forest approximately 7 miles north-east of Central London, adjacent to the North Circular Road (A406) and a short distance from the M11 motorway.

The property is situated on the south side of Forest Road (A503), approximately 600 metres west of its junction with Hoe Street (A112), which links to the North Circular Road approximately 1 mile to the north and the A12 some 2 miles to the south.

Occupiers close by include a number of local retailers and restaurants.

Description

The property is arranged on ground and two upper floors to provide a ground floor restaurant with kitchen/preparation areas to the rear and residential accommodation above, accessed via the restaurant and from an entrance to the rear. To the rear of the restaurant there are two further rooms and a shower.

The property provides the following accommodation and dimensions:

Gross Frontage	5.8 m	(19' 0")
Net Frontage	5.3 m	(17' 5")
Shop Depth	8.25 m	(27' 1")
Built Depth	25.35 m	(83' 2")
First and Second Floor comprising – 6 Rooms, Kitchen, Bathroom and WC		

Tenancy

The entire property is at present let to LAI FAN CHONG AND HASSAIN CHRISTINE LEUNG (T/A Woo) for a term of 20 years from 11th February 2008 at a current rent of £36,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 54 London E17**.

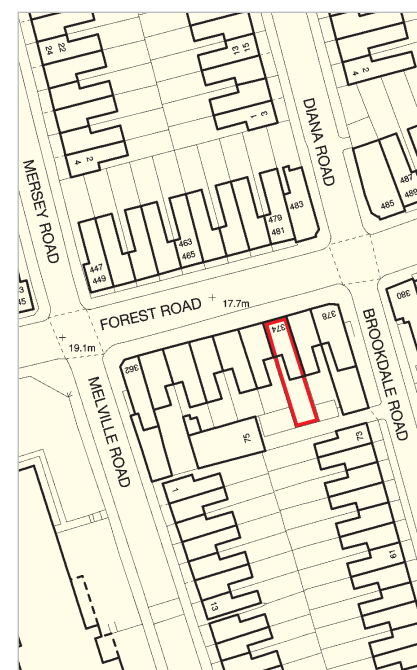
London E17

374 Forest Road

Walthamstow

E17 5JF

- **Freehold Restaurant and Residential Investment**
 - Entirely let on a lease expiring in 2028
 - Situated within a predominantly residential area
 - No VAT applicable
 - Rent Review 2013
 - Current Rent Reserved
- £36,000 pa**



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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