

Barkingside 2 Broadway Market Fencepiece Road Essex IG6 2JT

- Freehold Betting Shop and Residential Investment
- Shop let to Coral Racing Ltd on new lease
- Flat let on Assured Shorthold Tenancy
- Rent Review 2016
- Total Current Rents Reserved
£22,720 pa

**SIX WEEK COMPLETION PERIOD
AVAILABLE**



Tenure
Freehold.

Location
Fencepiece Road (A123) runs north from Barkingside High Street towards Chigwell in a popular and affluent area about 6 miles north-east of Central London. The property forms part of a busy local parade at the junction with Tomswood Hill. Fairlop Station and Barkingside Stations (Central Line) are close by. Occupiers close by are generally local traders.

Description
The property is arranged on ground and one upper floor to provide a betting shop, having a self-contained flat on the upper floor, access to which is from the front.

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 7 Barkingside**.

Unit	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Coral Racing Ltd (1)	Gross Frontage	6.09 m	(20' 0")	10 years from 09.05.2011	£14,500 p.a.	Rent Review 2016
		Net Frontage	4.14 m	(13' 7")	Rent review every 5th year FR & I Lessee break option at 5th year		
Flat	Individual	First Floor Flat – 2 rooms, kitchen & bathroom			Assured Shorthold Tenancy at £685 p.c.m.	£8,220 p.a.	

(1) No. of Branches: 1,600. Website Address: www.coral.co.uk

Total £22,720 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 S Hayward Esq, Rice-Jones & Smiths Solicitors. Tel: 020 7242 6017 Fax: 020 7831 6465 e-mail: sh@londonrjs.co.uk