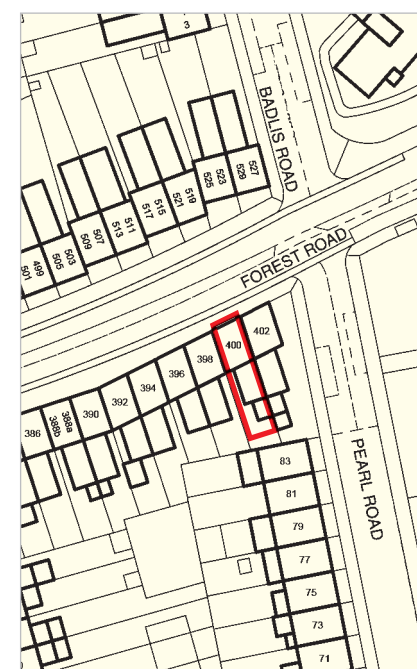


London E17 400 Forest Road Walthamstow E17 5JF

- **Freehold Shop Investment with Vacant Flat**
 - Densely populated North East London location
 - Includes self-contained two bedroom flat and garden offered vacant
 - VAT not applicable
 - Rent Review 2023
 - Current Rent Reserved
- £7,800 pa
plus vacant flat**

**SIX WEEK COMPLETION
AVAILABLE**



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



Tenure

Freehold.

Location

Walthamstow is within the London Borough of Waltham Forest approximately 8 miles north-east of Central London and is adjacent to the North Circular Road (A406).

The property forms part of a retail parade on the south side of Forest Road, close to the junction with Pearl Road. Walthamstow Central Station (Overground and Victoria Line) is some 0.6 miles to the south. The shop serves the needs of the densely populated local neighbourhood.

Description

The property is arranged on ground and one upper floor. The majority of the ground floor comprises a shop trading as cycle shop, whilst a self-contained flat, access to which is from the rear, is located on part ground and first floors. The flat is offered vacant and has the benefit of a garden (excepting the outside WC which is for the use of the shop).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 145 Band F
Flat EPC Rating 2 Band G.
(Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Jane Egwuatu	Gross Frontage 5.15 m Net Frontage 4.55 m Shop Depth 8.40 m Built Depth 12.25 m	(16' 10") (14' 11") (27' 6") (40' 2") 10 years from 25.01.2018 (1) Rent review at 5th year Tenant option to break on expiry of 2nd year Mutual option to break on expiry of 5th year FR & I	£7,800 p.a.	Rent Review 2023
Flat	Vacant	Part Ground and First Floor Two Bedroom Flat comprising Four Rooms, Kitchen, Bathroom, Garden			

(1) The shop lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. A rent deposit of £1,950 is held.

Total £7,800 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

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