

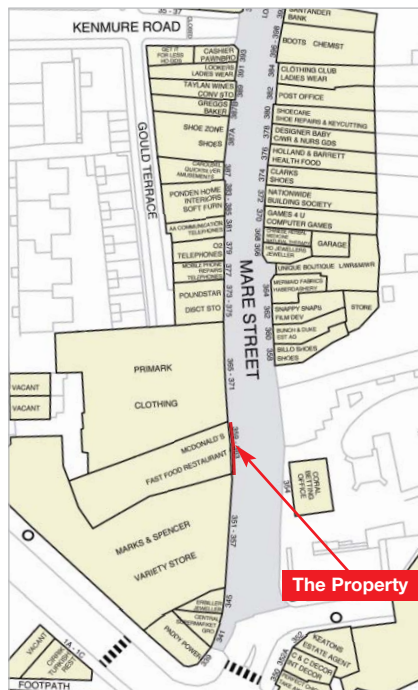
London E8 359-363 Mare Street Hackney E8 1HY

- **First Class Restaurant and Residential Investment**
- Restaurant let to McDonald's Real Estate LLP
- Restaurant lease expires 2020
- Seven self-contained residential flats
- Central Hackney location adjacent to Primark and Marks & Spencer
- Restaurant Rent Review 2015
- Total Current Rents Reserved

£89,800 pa
Together with
Five Vacant Flats

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Hackney lies approximately 4 miles to the north-east of Central London, being between Highbury and Stratford. The area affords excellent public transportation facilities with Hackney Central and Hackney Downs rail stations lying at either end of Amhurst Road.

The property is situated in a prominent position on the pedestrianised part of Mare Street, which is the main retailing street in Hackney close to Hackney Station and Bus depot.

Occupiers close by include Primark and Marks & Spencer (adjacent), Tesco, O2, Boots, Santander Bank, Nationwide, Holland & Barrett, Clarks, Coral and Phones 4U.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor and part first floor restaurant together with ancillary accommodation in the basement, together with seven self-contained flats above which are accessed from Mare Street.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.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 97 London E8.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review
359-363	McDonald's Real Estate LLP (1)	Gross Frontage 14.05 m (46' 2") Net Frontage 11.42 m (37' 6") Shop Depth 39.90 m (130' 10") Basement (2) 39.45 sq m (425 sq ft) Ground Floor (2) 477.60 sq m (5,141 sq ft) First Floor(2) 69.65 sq m (750 sq ft)	15 years from 08.08.2005 Rent review every 5th year FR & I	£81,400 p.a. (3)	Rent Review 2015
Flat 1	Vacant	One Bedroom Flat			
Flat 2	Vacant	Two Bedroom Flat			
Flat 3	Individual	Two Bedroom Flat	Terms unknown		
Flat 4	Vacant	One Bedroom Flat			
Flat 5	Vacant	Three Bedroom Flat			
Flat 6	Vacant	One Bedroom Flat			
Flat 7	Individual	One Bedroom Flat	12 month Assured Shorthold Tenancy from 26.10.2009	£8,400 p.a. (annualised)	Holding over

(1) No of Branches: 1,200. Website: www.mcdonalds.co.uk

For the year ended 31st December 2010, McDonald's Real Estate LLP reported a turnover of £77.332m, a pre-tax profit of £5.855m, shareholders' funds and a net worth of £153.995m. (Source: riskdisk.com 12.08.2011.)

(2) Floor areas used at arbitration at the last rent review.

(3) Rent was increased from £55,000 pa at Arbitration from the 2010 Rent Review.

Total £89,800 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

Seller's Solicitor Kathryn Graham, Berwin Leighton Paisner LLP. Tel: 0203 400 4417 Fax: 0203 400 1111 e-mail: kathryn.graham@blplaw.com

