



### Tenure

Freehold.

### Location

Epping is a popular and affluent suburb of London situated 5 miles north of Chigwell and 17 miles north-east of the centre of London. The town benefits from its close proximity to the M25 and from regular Central Line Underground services to London. The properties are situated in the heart of this popular and prosperous town centre, on the south side of High Street which is the main shopping street, close to its junction with Grove Lane. Occupiers close by include Lloyds Pharmacy, NatWest Bank, Martins, Fat Face, Prezzo and a wide range of local shops and restaurants.

### Description

The properties are each arranged on ground and two upper floors and collectively form a parade of shops with a communal yard to the rear. Each lot comprises a shop with a self-contained flat above approached via a staircase to the rear. Lots 189 and 190 interconnect at ground floor level.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

### VAT

VAT is not applicable to these lots.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot No 188-190 Epping.**

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
188	246/252	Ladbrokes Betting & Gaming Ltd (1) (2)	Gross Frontage 4.95 m Net Frontage 4.55 m Built Depth 13.40 m First/Second Floor Self-Contained Maisonette – Four Rooms, Kitchen, Bathroom	15 years from 19.07.2006 Rent review every 5th year Tenant option to break on 19.07.2016 (Break option in 2011 not operated) FR & I	£26,410 p.a.	Rent Review July 2016
189	244/250	I. Bekaert (t/a Belgique)	Gross Frontage 4.75 m Net Frontage 4.55 m Shop Depth 13.00 m Built Depth 13.40 m First/Second Floor Self-Contained Maisonette – Four Rooms, Kitchen, Bathroom	Term of years from 16.05.2007 to 06.01.2021 Rent review every 5th year FR & I	£26,410 p.a.	Rent Review January 2016
190	242/248	I. Bekaert (t/a Belgique)	Gross Frontage 4.95 m Net Frontage 4.40 m Shop Depth 13.00 m Built Depth 13.40 m First/Second Floor Self-Contained Maisonette – Four Rooms, Kitchen, Bathroom (2)	15 years from 06.01.2006 Rent review every 5th year FR & I	£26,410 p.a.	Rent Review January 2016

(1) For the year ended 31.12.2010, Ladbrokes Betting & Gaming Ltd reported a turnover of £683.635m, a pre-tax profit of £67.274m and a net worth of £774.89m. (Source: riskdisk.com 03.09.2012.)

(2) Not inspected by Allsop.

**Total £79,230 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

**Vendor's Solicitor** D.H Vaghela Esq, Berwin Leighton Paisner LLP. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: [dipak.vaghela@blplaw.com](mailto:dipak.vaghela@blplaw.com)

**Joint Auctioneer** M Perlin Esq, Michael Perlin and Co. Tel: 020 7495 7898 Fax: 020 7495 7959 e-mail: [mperlin@michaelperlin.com](mailto:mperlin@michaelperlin.com)

## Epping

### 242/248, 244/250 & 246/252 High Street Essex CM16 4AP

- **Three Freehold Shop and Residential Investments**
- Each lot comprises a shop with a self-contained maisonette above
- Well located in this popular commuter town
- Rent Reviews 2016
- VAT is not applicable
- Total Current Rents Reserved

**£79,230 pa**

**On the Instructions of The Liquidator**

**SIX WEEK COMPLETION  
AVAILABLE**

