



## 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 in a prominent corner position on the north side of the pedestrianised High Street, at its junction with Buxton Road. Occupiers close by include Argos, Farmfoods, Superdrug, Lidl, Percy Ingle, Greggs, Paddy Power and Brighthouse.

## Description

This double fronted property is arranged on ground and two upper floors to provide a former amusement arcade on the ground floor together with two self-contained flats above, which have been sold off on long leases.

## VAT

VAT is applicable to this lot.

## Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	RAL Ltd (1) (Not in occupation) (2)	Gross Frontage 9.55 m Net Frontage 8.95 m Ground Floor 152.12 sq m (31' 4") (29' 4") (1,637 sq ft)	25 years from 26.09.1989 Rent review every 5th year FR & I	£39,100 p.a.	Reversion 2014
First and Second Floors	Two Individuals (3)	First and Second Floors comprising 2 Self-Contained Flats	Both 99 years from 29.09.1989	£150 p.a. (Total)	Reversion 2088

(1) For the year ended 13th June 2009, RAL Ltd reported a turnover of £40.9m, a pre-tax loss of £1.8m and a net worth of £29.6m.

(Source: riskdisk.com 23.02.2011)

(2) Please note the property has not been internally inspected by Allsop. The area stated has been taken from the valuation office website. ([www.voa.gov.uk](http://www.voa.gov.uk))

(3) We understand Notices under the Landlord & Tenant Act 1987 (as amended) have been served in respect of this property.

**Total £39,250 p.a.**

# London E17

## 73/75 High Street

## Walthamstow

## E17 7DB

- **Double Fronted Freehold Shop Investment**
- Comprising a former amusement arcade and residential ground rent investment
- Shop let to RAL Ltd on a lease expiring in 2014
- Pedestrianised High Street position
- Rent Review 2014
- Total Current Rents Reserved  
**£39,250 pa**

**On the Instructions of Mortgagees**

**SIX WEEK COMPLETION AVAILABLE**



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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