

**London E5**  
**25 Upper Clapton**  
**Road,**  
**Clapton**  
**E5 8AY**

- **Freehold Corner Building**
- Internally arranged to provide Ground Floor Commercial Premises (A3 Use Class) together with Seven Self-Contained Studio Flats
- Total GIA Approximately 204.7 sq m (2,203 sq ft)
- Shop subject to a Commercial Lease
- Each Flat subject to an Assured Shorthold Tenancy
- Close to Clapton Rail Station
- Total Current Rent Reserved **£120,007.04 per annum (equivalent)**

**EIGHT WEEK COMPLETION AVAILABLE**

**To View**

The property will be open for viewing on Tuesday 24th October at 12.00 noon. These are open viewing times with no need to register.

**Seller's Solicitor**

Messrs Waller Pollins (Ref: J Pollins).  
Tel: 0208 238 5858.  
Email: [jpollins@wallerpollins.com](mailto:jpollins@wallerpollins.com)



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

**Tenure**

Freehold.

**Location**

The property is located on Upper Clapton Road, at its junction with Brooke Road. Local shops and amenities are available along Upper Clapton Road. Clapton Rail Station is within a one minute walk and provides regular services to London Liverpool Street Rail and London Underground Stations. The A107, A10 and A406 are easily accessible. Millfields Park and Hackney Downs London are close by.

**Description**

The property comprises a corner building arranged over ground and two upper floors beneath a part mansard, part flat roof. Internally, the property is arranged to provide a ground floor commercial premises (A3 Use Class) trading as a café, together with seven self-contained flats.

**Accommodation and Tenancies**

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was provided by the Joint Auctioneer.

**Total GIA including Commercial Premises Approximately 204.7 sq m (2,203 sq ft)**

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Shop	Ground	t/a Upper Clapton Café	Subject to a lease for a term of 20 years from 5th August 2005. Outstanding rent review 5th August 2017	£14,500 p.a.
Flat A	Ground	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 23rd January 2017 (holding over)	£15,721.20 p.a.
Flat B	First	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 20th June 2016 (holding over)	£15,721.20 p.a.
Flat C	Ground	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 22nd August 2016 (holding over)	£15,721.20 p.a.
Flat D	First	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 4th September 2017	£15,720.00 p.a.
Flat E	Second	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 22nd November 2015 (holding over)	£15,721.20 p.a.
Flat F	Second	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 20th May 2013 (holding over)	£13,382.20 p.a.
Flat G	Ground	Studio Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 29th September 2016 (holding over)	£13,520.04 p.a.
				<b>Total £120,007.04 pa</b>

**INVESTMENT – Freehold Building**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsoy.co.uk](http://www.allsoy.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



