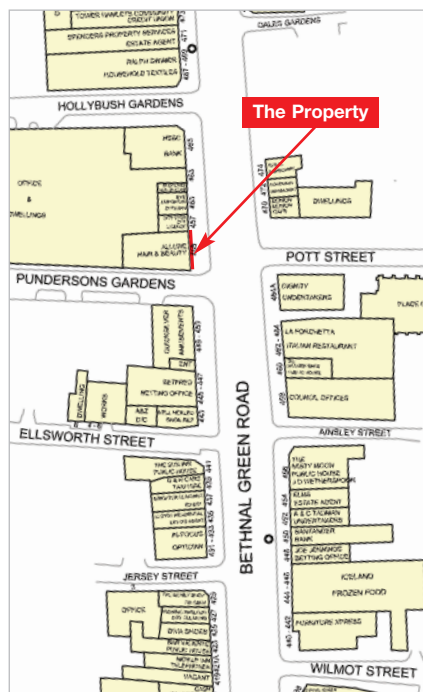


## London E2

### 455 Bethnal Green Road Bethnal Green E2 9QY

- **Leasehold Shop Investment**
- Comprises ground floor Hair Salon and basement treatment rooms
- Prominent corner position close to Bethnal Green Underground Station
- No VAT applicable
- Rent Review 2015
- Current Gross Rent Reserved

**£18,500 pa**



#### Tenure

Leasehold. Held for a term of 125 years from 25th December 1986 (thus having some 97 years unexpired) at a ground rent of £300 per annum.

#### Location

Bethnal Green is a densely populated area forming part of the London Borough of Tower Hamlets and is located one mile north-east of the City of London, midway between Bow and Hackney. Bethnal Green Road forms part of the A1209 and runs between Shoreditch High Street and Cambridge Heath Road.

The property is situated towards the eastern end of Bethnal Green Road which runs towards Shoreditch, near Bethnal Green Underground Station.

Occupiers close by include Quicksilver, Betfred and HSBC.

#### Description

The property is arranged on basement and ground floor only to provide a hair salon at ground floor level and a beauty treatment salon at basement level. The remainder of the building is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	8.20 m	(26' 10")
<b>Net Frontage</b>	6.40 m	(21' 0")
<b>Basement</b>	42.89 sq m	(461 sq ft)
<b>Ground Floor</b>	48.55 sq m	(522 sq ft)
<b>Total</b>	91.44 sq m	(983 sq ft)

#### Tenancy

The property is at present let to WEST HAMSTEAD BEAUTY LIMITED for a term of 25 years from 25th May 1993 at a current rent of £18,500 per annum. The lease contains full repairing and insuring covenants.

#### Tenant Information

Website Address: [www.allure-london.com](http://www.allure-london.com)

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

EPC Rating 204 Band G (Copy available on website).

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** R Wiltshire Esq, Prettys Solicitors. Tel: 01245 295295 e-mail: [r.wiltshire@prettys.co.uk](mailto:r.wiltshire@prettys.co.uk)