

London E11

The Bell Centre, 3 Holloway Road, Leytonstone E11 4LD

- **Freehold Day Nursery (Use Class D1)**
- Occupying a Site extending to Approximately 0.082 Hectares (0.203 Acres)
- Subject to Head Lease expiring 2023
- Possible potential for Development, subject to consents

**BY ORDER OF LIVABILITY
(A REGISTERED CHARITY)**



To View

Please call the Joint Auctioneers.

Joint Auctioneer

Messrs Cluttons (Ref: Ed Burdell).
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Seller's Solicitor

Messrs Mills and Reeve
(Ref: Nick Finlayson Brown).
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INVESTMENT – Freehold Building and Site



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

Tenure

Freehold.

Location

Holloway Road is located off North Birkbeck Road, which in turn runs off Longthorne Road. The property is situated on the north side of Holloway Road, almost opposite the entrance to Longthorne Park. Local shops and amenities, including Mills Retail Park, are available. Leyton Underground Station (Central Line) is within reach. Further extensive shopping facilities can be found at Westfield Shopping Centre in Stratford.

Description

The property comprises a single storey building which is used as a day nursery. The building occupies a broadly rectangular site which extends to approximately 0.082 hectares (0.203 acres).

Accommodation

Reception Area, Office, Main Playroom, Children's, Adults and Disabled Toilets, Quiet Room, Staff Room, Store Room, Kitchen, Cleaners' Cupboard, Plant Room/Utility Room, Further Kitchen, Further Store Room, Two Further Rooms, Further Main Playroom with Sink, Disabled and Children's Toilets, Further Reception Area, Further Office

Site Area approximately 0.082 Hectares (0.203 Acres).

Tenancy

The property is subject to a head lease granted in 1998 for a term expiring on 1st November 2023 at a current rent of a peppercorn. The head lease is currently held by Orient Regeneration (Company No 03341970). Orient Regeneration is in creditors voluntary liquidation. The property is also subject to an underlease granted in 2009 for a term expiring on 2nd August 2023, but containing a mutual break clause on 12 months' notice. The underlease is currently held by Redwood Pre-school (company no 04848315) at turnover rent.

Planning

Local Planning Authority: London Borough of Waltham Forest.
Tel: 0208 496 3000.

The property may afford possible potential for redevelopment, subject to obtaining all necessary consents.

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.alltop.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.

