

London E9

89 Lauriston Road Hackney E9 7HJ

- **Attractive Freehold Shop and Residential Ground Rent Investment**
- Affluent East London village of Victoria Park
- Comprising a shop and three flats (to be sold on a long lease at completion)
- Shop let to Oxfam on a new 10 year lease
- Rent Review 2023
- Current Rent Reserved

£50,250 pa

**SIX WEEK COMPLETION
AVAILABLE**

On behalf of **Gentian**



Computer Generated Image shown. The tenant is due to start fitting out on 23.01.2019

Tenure

Freehold.

Location

The property is located in the gentrified and popular East London village of Victoria Park in the borough of Hackney, some 1.5km east of the vibrant Broadway Market and London Fields area. The area benefits from good transport links, with London Fields Overground Station 0.8 miles north-west of the property, Cambridge Heath and Homerton stations some 0.6 miles to the west and north, and Mile End Underground Station (Central, District and Hammersmith & City Lines) 1 mile to the south. The property is some 150 metres from Victoria Park, which is known for its regular Sunday market. Other neighbouring occupiers include Gail's Bakery (adjacent), Ginger Pig, Bottle Apostle, William Hill, Haus Furniture and The Lauriston and The Empress public houses, as well as a wide range of delis, coffee shops and restaurants.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with basement and three flats above which will be sold off on a long lease at completion.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 89 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
89 Lauriston Road	Oxfam (1)	Gross Frontage 5.05 m (16' 7") Net Frontage 3.35 m (10' 11") Built Depth 17.45 m (57' 3") Basement 24.30 sq m (262 sq ft) Ground Floor 76.70 sq m (826 sq ft) Total 101.00 sq m (1,088 sq ft)	10 years from 18.12.2018 Rent review every 5th year Tenant break option 18.12.2023 Effectively FR & I	£50,000 p.a.	Rent Review 2023
Flats A, B & C	Gentian Hackney Limited	Second & Third Floors – Three Flats	To be sold on a 999 year lease from completion (2)	£250 p.a.	Reversions 3018

(1) Website address: www.oxfam.org.uk

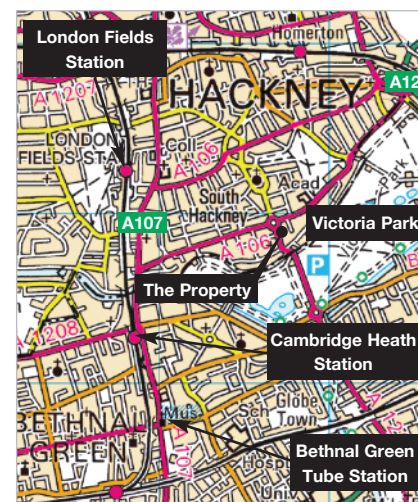
Established in 1942 and opening its first shop in 1948, Oxfam now has some 600 Oxfam shops across the UK (www.oxfam.org.uk, 07.01.2019).

(2) The flats are available by way of separate negotiation. Please contact the auctioneers for further information.

Total £50,250 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

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Joint Auctioneer M Walters Esq, Snellers. Tel: 0208 977 2204 e-mail: matt@snellers.com



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