

London E2
45 Roman Road,
Bethnal Green
E2 0HU

- **A Freehold Mid Terrace Building**
- Internally arranged to provide a Retail Unit and Three Self-Contained Flats
- Three Flats subject to Assured Shorthold Tenancies
- Retail Unit let to Quarantacinqe Coffee Shop
- Close to Bethnal Green Station
- Total Current Rent Reserved **£69,604 per annum (equivalent)**



To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 37'.

Seller's Solicitor

Birketts LLP (Ref: Ms K Caley).
Tel: 01473 299132.
Email: kim-caley@birketts.co.uk

INVESTMENT – Freehold Building



Tenure

Freehold.

The ground floor is also held on a head lease for a term of 999 years from 27th August 2018 at a peppercorn ground rent. This lease is included within the sale.

Location

The property is situated on the north side of Roman Road (B119), to the east of its junction with Burnham Street, and forms part of an established parade of shops. Bethnal Green Underground Station (Central Line) is only 0.1 miles to the west and provides services into Central London. Bethnal Green Overground Station is also within easy reach to the west and offers services to London Liverpool Street with a journey time of around 6 minutes. Local amenities are available, with the further facilities of Bethnal Green and Shoreditch also being accessible. The open spaces of Victoria Park are to the north-east.

Description

The property comprises a mid terrace building arranged over basement, ground and three upper floors. To the rear is a courtyard which can be accessed from Bessy Street. The building is internally arranged to provide three self-contained flats and a retail unit.

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 Vendor.

Floor	Present Lessee	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Basement	Individual	Studio Flat, Separate WC, Shower Room	Assured Shorthold Tenancy from 29th November 2017 to 29th November 2018	£13,993 p.a.
Ground	Quarantacinqe Coffee Shop	Gross Frontage 5.03 m (16' 6") Net Frontage 3.84 m (12' 7") Shop Depth 7.42 m (24' 4")	Subject to a lease in favour of Quarantacinqe Ltd for a term of 12 years ending 18th August 2027	£15,000 p.a.
First	Individual	Studio Flat, Shower	Assured Shorthold Tenancy from 26th June 2017 to 25th June 2019	£16,120 p.a. (1)
Second and Third	Individual	Second Floor – Reception Room with Kitchen Third Floor – Two Bedrooms, Bathroom	Assured Shorthold Tenancy from 9th May 2017 to 8th November 2018	£24,691 p.a.

(1) Taken from the heads of terms.

Total £69,604 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.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.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.