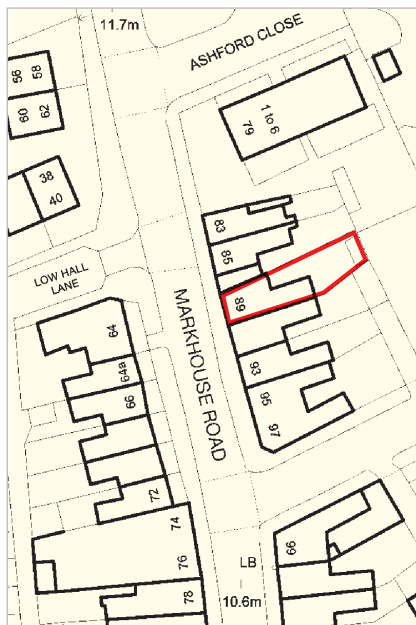


London E17 **89/89A Markhouse** **Road** **Walthamstow** **E17 8DH**

- **Mixed Commercial and Residential Freehold Investment**
- Densely populated North East London suburb
- Comprising ground floor office with separate self-contained two bedroom flat above let on an Assured Shorthold Tenancy
- No VAT applicable
- Office Rent Review 2015
- Current Rent Reserved
£24,600 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Walthamstow is located within the London Borough of Waltham Forest approximately 7 miles north-east of Central London, adjacent to the North Circular Road (A406) and a short distance from the M11 motorway. The property is situated on the eastern side of Markhouse Road, opposite its junction with Low Hall Lane, ¼ mile south of St James Street (Walthamstow) Overground Station. Occupiers close by include a number of local traders.

Description
The property is arranged on ground and one upper floor to provide a ground floor shop unit that is presently used as an office together with a store to the rear with roller shutter door which has vehicular access via Ringwood Road. The first floor comprises a self-contained two bedroom flat which is separately accessed from the front.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
Shop EPC Rating 76 Band D (Copy available on website).
Flat EPC Rating 53 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
89	M Belhaj Esq (t/a Lamya Construction) (1)	Gross Frontage 5.25 m (17' 2") Net Frontage 3.80 m (12' 4") Shop Depth 8.20 m (26' 9") Built Depth 24.10 m (79' 0") Ground Floor 120 sq m (1,292 sq ft)	5 years from 14.01.2011 Rent review in the 1st and 4th years Internal Repairing	£13,800 p.a.	Rent Review 2015
89A	Individual	First Floor Flat – Three Rooms, Kitchen, Bathroom	1 year Assured Shorthold Tenancy from 16th June 2013	£10,800 p.a.	Reversion 2014

(1) Website Address: www.lamyaconstruction.com

Total £24,600 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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