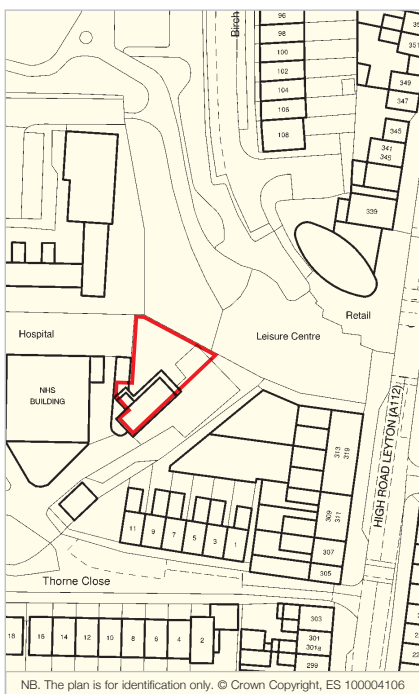


## London E11 Thorne House Leyton E11 4HU

- **Freehold Medical Centre Investment**
- Entirely let to North East London NHS Foundation Trust on a 25 year lease from 2000
- Includes consent for 4 studio flats on upper floors (1)
- Within 0.5 miles of Leyton Underground Station (Central Line)
- Rent Review 2018
- Current Rent Reserved  
**£28,000 pa**



**Tenure**  
Freehold.

**Location**  
Leyton is a densely populated suburb of North East London located approximately 6 miles north-east of the City. The local area is in close proximity to Stratford which has seen significant infrastructure investment over the last decade, including the Westfield Shopping Centre and Olympic Stadium.

The property is located within part of the grounds of Langthorne Hospital, off High Road Leytonstone (A11), and less than 0.5 miles from Leyton Underground Station (Central Line). The property is situated in a popular mixed commercial and residential area.

**Description**  
This attractive Grade II listed property is arranged on ground and two upper floors to provide treatment rooms with accompanying staff and office accommodation. The property forms part of a larger gated estate, which comprises three other buildings all operated by the NHS treating mental health.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>54.80 sq m</b>	<b>(590 sq ft)</b>
<b>First Floor</b>	<b>56.60 sq m</b>	<b>(610 sq ft)</b>
<b>Second Floor</b>	<b>51.50 sq m</b>	<b>(555 sq ft)</b>
<b>Total</b>	<b>162.90 sq m</b>	<b>(1,755 sq ft)</b>

**NB. Not inspected by Allsop, areas taken from previous marketing details.**

### Tenancy

The entire property is at present let to NORTH EAST LONDON NHS FOUNDATION TRUST for a term of 25 years from 27th June 2000 at a current rent of £28,000 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants. There is a rolling tenant break option at, or any time after, the end of the 15th year.

### Tenant Information

Website Address: [www.nelft.nhs.uk](http://www.nelft.nhs.uk)  
North East London NHS Foundation Trust provides an extensive range of integrated community and mental health services for people living in the London boroughs of Barking & Dagenham, Havering, Redbridge and Waltham Forest. North East London NHS Foundation Trust has an annual budget of £340m, employs around 6,000 staff, and serves a population of c.2.5 million. (Source [www.nelft.nhs.uk](http://www.nelft.nhs.uk), 13th June 2017.)

### Planning (1)

Planning permission was granted on 16th May 2016 (application ref: 160683) for conversion of the existing building to form a ground floor office and four studio flats in connection with hospital facilities.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 81 Band D (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** S Nelken Esq, Freemans Solicitors. Tel: 0207 935 3522 e-mail: [sn@freemanssolicitors.net](mailto:sn@freemanssolicitors.net)