



Tenure

Freehold.

Location

Forest Gate is a densely populated area of London situated approximately 5 miles north-east of the City. The area has excellent road communications with the A406 (North Circular), A102(M) and A11 all situated close by.

The property is situated in a prominent position on the corner of Romford Road and Upton Lane and forms part of an established retail parade.

Occupiers close by include NatWest, Ladbrokes, Peacocks, BetFred, Tesco Express, Weatherspoons, 99p Stores and a range of local traders.

Description

The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with ancillary basement accommodation and self-contained offices on the upper floors, access to which is via a separate entrance from Romford Road.

Planning

The upper floors have Planning Permission (Application No: 09/00763/FUL) for the change of use to 6 x one bedroom and 2 x two bedroom self-contained flats, including partial extension of third floor. Interested parties are advised to make their own enquiries to Newham Council and further information will be available in the legal pack.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

To be held on Friday 30th September by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details, including your name, address, company name and telephone number, to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 6 London E7**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor and Basement	Barclays Bank plc (1)	Gross Frontage 14.55 m Net Frontage 10.00 m Shop Depth 17.60 m Built Depth 19.90 m Basement Floor 124.50 sq m	(47' 9") (32' 9") (57' 9") (65' 4") (1,340 sq ft)	20 years from 30.05.2007 (2) Rent review every 5th year FR & I	£22,200 p.a. Review 2011
First, Second and Third	Vacant	First Floor (3) 224.50 sq m Second Floor (3) 224.50 sq m Third Floor (3) 126.55 sq m Total (3) 575.55 sq m	(2,416 sq ft) (2,416 sq ft) (1,362 sq ft) (6,195 sq ft)		
Sub-station	EDF Energy Network plc	Sub-station	25 years from 09.01.2004	£100 p.a.	Reversion 2029

(1) For the year ended 31st December 2010, Barclays Bank plc reported a pre-tax profit of £6,079m, shareholders' funds of £62,641m and a net worth of £53,944m. (Source: riskdisk.com 12.08.2011.)

(2) There is a tenant option to determine the lease at the end of the 15th year of the term.

(3) Measured gross internal area.

Total £22,300 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

Seller's Solicitor Sophia Reddington, BLP. Tel: 0203 400 2688 Fax: 0203 400 1000 e-mail: sophia.reddington@blplaw.com

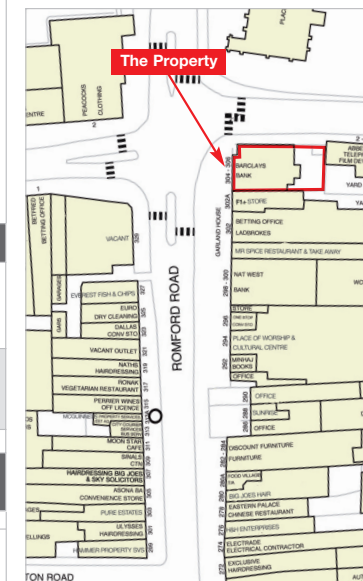
London E7 306 Romford Road Forest Gate E7 9HH

- **Freehold Bank and Office Investment**
- Part-let to Barclays Bank plc on a lease expiring in 2027 (2)
- Vacant possession of the upper floors, with residential planning consent
- Prominent corner position
- Bank Rent Review 2011
- Current Rent Reserved

**£22,300 pa
Plus Vacant Offices**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allstop LLP acting as Joint Fixed Charge Receivers

allstop



6
LOT