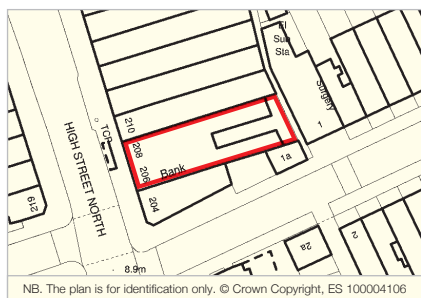


London E6

206-208 High Street North, East Ham E6 2JA

- **A Freehold Mid Terrace Building**
- Comprising Two Ground Floor Commercial Units and Kiosk together with Fifteen Self-Contained Studio Flats
- One Commercial Unit Vacant, One subject to a Long Lease and One subject to an Occupational Licence
- All Fifteen Flats Vacant
- Planning Permission granted for Conversion to provide 15 Bedroom (13 Self-Contained) HMO and Retention of Ground Floor Commercial Premises
- Total Current Gross Rent Reserved **£12,000 per annum (equivalent) from One Commercial Unit. Remainder Vacant**

SIX WEEK COMPLETION AVAILABLE



Seller's Solicitor

Messrs Freemans (Ref: GB).
Tel: 0207 935 3522.
Email: gb@freemanssolicitors.net

Joint Auctioneers

Highfield Investments (Ref: SM).
Tel: 01992 660204.

To View

Please call the Joint Auctioneers.

INVESTMENT/MAJORITY VACANT – Freehold Building



Tenure

Freehold.

Location

The property is located at the junction of High Street North and Sibley Grove. Local shops and amenities are available along High Street North. East Ham Underground Station (Circle, District and Hammersmith & City Lines) is within easy walking distance, as are the open spaces of Plashet Park. The nearby North Circular Road (A406) is easily accessible and provides access to the A12 and A43. Local bus routes run along High Street North.

Description

The property comprises a mid terrace period building arranged over ground and two upper floors. The building forms part of a mixed use parade. The building is arranged to provide two retail units and a kiosk on the ground floor together with residential accommodation comprising fifteen self-contained studio flats arranged over ground, first and second floors. There is a yard to the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: London Borough of Newham.

Tel: 0208 430 2000.

Planning permission (reference 17/00843/FUL) was granted on the 13th June 2017 for 'change of use of ground floor and upper floors of property to form a 15 bedroom HMO. Retention of ground floor retail use incorporating amendments to shop fronts and property entrance'.

No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Shop 206 High Street North	Ground	Shop Unit	Subject to a lease for a term of 999 years from 10th December 2005 (thus having approximately 987 years unexpired)	Peppercorn
Kiosk 208 High Street North	Ground	Shop Depth 3.22 m (10' 7") Shop Width 1.44 m (4' 8") Built Depth 6.60 m (21' 8")	Subject to an occupational licence from 6th July 2014 for 6 months (holding over)	£12,000 p.a.
Shop 208 High Street North	Ground	Shop Unit – Two Rooms Gross Frontage 5.36 m (17' 7") Net Frontage 3.80 m (12' 6")	Vacant	-
Storage Room	Ground	Room	Vacant	-
Flats 13,14,15	Ground	Each Flat comprises a Studio Room with Kitchenette, Shower Room	Vacant	-
Flats 6,7,8,9,10,11,12	First	Each Flat comprises a Studio Room with Kitchenette, Bathroom	Vacant	-
Mezzanine Store (Restricted height)	First/Second	Room	Vacant	-
Flats 1,2,3,4,5	Second	Each flat comprises a Studio Room with Kitchenette, Shower Room	Vacant	-

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.alltop.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.

