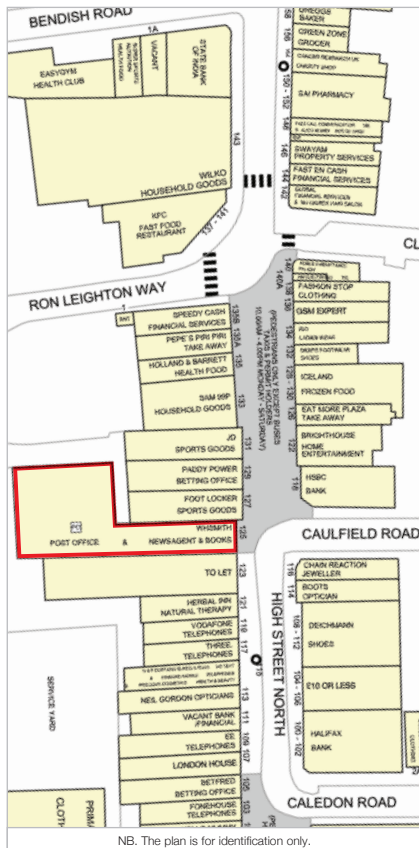


London E6 125 High Street North East Ham E6 1HZ

- **Substantial Freehold Shop Investment**
- Comprising a total GIA of 1,219.8 sq m (13,130 sq ft)
- Entirely let to WH Smith Retail Holdings Ltd on a lease expiring in 2028
- Well located within 0.2 miles of East Ham Underground Station
- First time on the market since 1981
- Residential conversion potential, subject to existing lease and all consents being obtained
- No VAT applicable
- Current Rent Reserved
£111,800 pa



NB. The plan is for identification only.



Tenure

Freehold.

Location

East Ham forms part of the London Borough of Newham and is located 7 miles east of the City of London, midway between West Ham and Barking. Road connections are good, with the A3 lying to the south and the A406 (North Circular Road) running parallel to the east. The property is located on the west side of High Street North, the principal retail thoroughfare, opposite its junction with Caulfield Road. The property lies within 0.2 miles south of East Ham Underground Station (District and Hammersmith & City Lines). Occupiers close by include Foot Locker (adjacent), JD Sports, HSBK, KFC, Halifax, Argos, Clarks, EE, Boots Optician, Vodafone, Holland & Barrett and Iceland, amongst many others.

Description

This substantial property is arranged on ground and one upper floor to provide a large ground floor shop with sub post office and staff, office and storage accommodation at first floor level.

| | | |
|---|--------------|----------------|
| The property provides the following accommodation and dimensions: | | |
| Gross Frontage | 7.30 m | (23' 11") |
| Net Frontage | 6.55 m | (21' 6") |
| Shop & Built Depth | 53.40 m | (175' 3") |
| Ground Floor GIA | 691.0 sq m | (7,438 sq ft) |
| First Floor GIA | 528.8 sq m | (5,692 sq ft) |
| Total GIA | 1,219.8 sq m | (13,130 sq ft) |

Tenancy

The entire property is at present let to WH SMITH RETAIL HOLDINGS LTD for a term of 63 years from 1st October 1965 at a current rent of £111,800 per annum. The lease provides for rent reviews every 21st year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 1,300.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2016, WH Smith Retail Holdings Ltd reported a turnover of £175.131m, a pre-tax profit of £75.302m, shareholders' funds of £462.311m and a net worth of £461.234m. (Source: Experian 01.06.2017.)

Planning

The rear and first floor may be suitable for residential use, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to the planning department of the London Borough of Newham.

Website Address: www.newham.gov.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see 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 C Sherrard Esq, Brecher. Tel: 0207 563 1006 e-mail: csherrard@brecher.co.uk



Rear Elevation