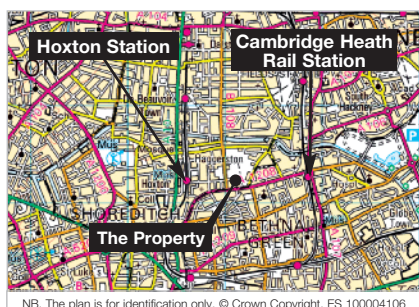


London E2 1-3 Yorkton Street Bethnal Green E2 8NH

- **Freehold Industrial Investment**
- Located in Bethnal Green one mile east of Shoreditch
- Comprises 571.9 sq m (6,156 sq ft) of accommodation over ground and first floors
- Let on a lease expiring September 2017
- No VAT applicable
- Reversion September 2017
- Current Rent Reserved

Nil



Tenure

Freehold.

Location

Yorkton Street lies a few minutes east of Hoxton Station, with Cambridge Heath due east to this popular city fringe location. The property is situated on the west side of Yorkton Street, between Hackney Road and Dunlop Street, just north of Columbia Road Flower Market. Occupiers close by include a variety of commercial and residential occupiers.

Description

The property is arranged on ground and one upper floor to provide workshop accommodation.

The property provides the following accommodation and dimensions:

Ground Floor	287.5 sq m	(3,117 sq ft)
First Floor	282.4 sq m	(3,039 sq ft)
Total	571.9 sq m	(6,156 sq ft)

Development

The site provides an opportunity for redevelopment or change of use to a mixed use scheme or offices, subject to planning consent.

Tenancy

The entire property is at present let to PENDRAGON FINE ART FRAMER LTD for a term of 15 months from 17th June 2016 at a nil rent. The lease is excluded from the security provisions of the Landlord and Tenant Act 1954 Part II.

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

EPC Rating 54 Band C (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 166 London E2**.

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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