

## London E16

### 7 Pier Road

### North Woolwich

### E16 2JJ

- **A Freehold Mid Terrace Building Internally Arranged to Provide Four Self-Contained Flats and a Ground Floor Retail Unit**
- Ground floor retail unit subject to a commercial lease until 30th April 2019
- Four Flats each subject to Assured Shorthold Tenancies
- **Total Current Rent Reserved £43,260 per annum (equivalent)**



#### To View

The property will be open for viewing on Tuesday 9th February between 11.30 a.m. – 12 noon (Ref: UD).

#### Seller's Solicitor

Mills Chody (Ref: O Walsh)  
Email: kdulai@millschody.com



#### Tenure

Freehold.

#### Location

The property is located on the west side of Pier Road (A117), to the south of its junction with Albert Road (A112). Local shops are available along Pier Road, with a more extensive range of shops and other facilities being available from Woolwich to the south and Barking to the north. DLR services run from King George V Station, approximately 0.1 miles to the north. London City Airport and the open spaces of Royal Victoria Gardens are located nearby.

#### Description

The property comprises a freehold mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit and four self-contained flats. Externally the property benefits from a rear garden.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m
Shop	Ground (Front)	Gross Frontage: 6.37m (20'10") Net Frontage: 4.74m (15'6") Shop Depth: 3.87m (12'8") Area: 17.47sq m (188 sq ft) (NIA)	Subject to a Commercial Lease for a term of 5 years until 30th April 2019	£600 pcm
A	Ground (Rear)	Studio Room, Kitchen through to Bathroom with WC and basin. Direct access to Rear Garden	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st February 2016	£850 pcm
B	First	Bedroom, Open Plan Reception Room/Kitchen, Bathroom with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th March 2015	£825 pcm
C	Second (front)	Studio Room through to Shower Room with WC and wash basin, Kitchen (1)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th March 2015	£780 pcm
Studio	Second (Rear)	Studio Room with Kitchenette and Separate Shower Room with WC and wash basin (1)	Subject to an Assured Shorthold Tenancy for a term of 6 months from 13th March 2015 (holding over)	£550 pcm
Total				£3,605 pcm

(1) N.B. These units were converted from a single flat by the Seller in 2011. Buyers are deemed to have made their own enquiries in respect to planning

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](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

#### INVESTMENT – Freehold Building