

## London E9 Telecommunications Mast Site, 9 Cresset Road, Hackney E9 6FS

- **Leasehold Area of Roof occupied by a Telecommunications Mast**
- Located on the roof of a Purpose Built Block of Apartments
- Subject to a 25 year lease in favour of Cornerstone Telecommunications Infrastructure Ltd
- Current Gross Rent Reserved  
**£13,750 per annum**

### Seller's Solicitor

Messrs Harrop and Hepburn Solicitors  
(Ref: Peter Harrop).  
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### INVESTMENT – Leasehold Area of Roof occupied by Telecom Mast



### Tenure

Leasehold. The property is held for a term of 150 years from 21st July 2016 (thus having approximately 149 years unexpired) at a peppercorn ground rent.

### Location

The property is located on the south side of Cresset Road, to the east of its junction with Collent Street. Well Street is close by to the east and provides access to the B113 to the north. A range of shops is available in Hackney along the A107 to the west. Rail services run from Hackney Station approximately 0.6 miles to the north-west. The open spaces of Well Street Common and Victoria Park are nearby.

### Description

The property comprises an area of roof located on the roof of an eight storey purpose built block of apartments. The property is occupied by a telecommunication mast.

### Accommodation

#### Area of Roof occupied by Telecommunication Mast

### Tenancy

The property is subject to a 25 year lease from 28th September 2017 in favour of Cornerstone Telecommunications Infrastructure Ltd at a current rent of £13,750 per annum payable from 28th March 2018. Next review 2022.

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.allisop.co.uk](http://www.allisop.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.