

London E14

Ground Floor Unit 1 120-132 Chrisp Street Poplar E14 6NL

• Virtual Freehold Shop Investment

- Recently constructed 196.10 sq m (2,110 sq ft) estate agents office
- Located adjacent to Langdon Park DLR Station
- Densely populated London suburb
- Reversion 2028 (No breaks)
- Rent Review 2018
- Current Gross Rent Reserved
£38,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. Held for a term of 1,000 years from 12th June 2013 (thus having some 999 years unexpired) at a fixed rent of a peppercorn.

Location

Poplar E14 is a vibrant area to the east of Central London which is dominated by Canary Wharf. The area is within the London Borough of Tower Hamlets and is well serviced by public transport via DLR and Mainline Rail Stations. The property is approximately 1 mile north of Canary Wharf and within close proximity to Langdon Park DLR Station. East India Dock Road (A13) lies 0.3 miles south which leads south-east to the Blackwall Tunnel. Occupiers close by include Co-operative Supermarket, Co-operative Funeralcare, Boots Chemists and Iceland Frozen Food amongst other local occupiers.

Description

The property is arranged over ground floor only to provide an estate agents office which forms part of a larger building, the remainder of which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	20.33 m	(66' 8")
Net Frontage	19.79 m	(64' 11")
Shop Depth	6.83 m	(22' 5")
Built Depth	15.02 m	(49' 4")
Ground Floor	196.10 sq m	(2,110 sq ft)

Tenancy

The property is at present let to SDV HQ LIMITED (formerly known as Sterling De Vere Ltd) with personal guarantee for a term of 15 years from 23rd September 2013 at a current rent of £38,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants by way of service charge.

Tenant Information

No. of Branches: 5.

Website Address: www.sterlingdevere.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 35 Band B (Copy available on website).

