

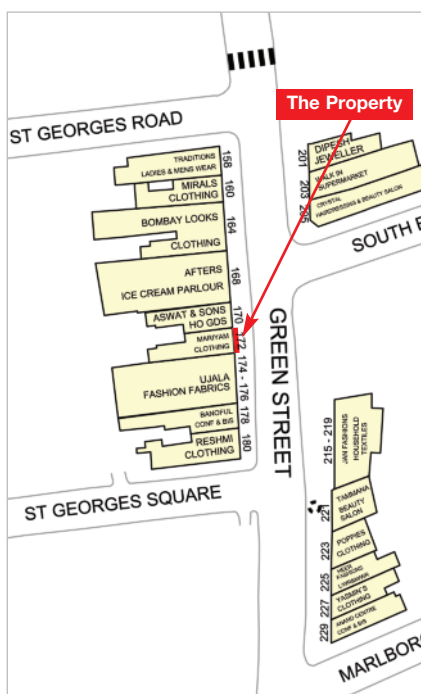
London E7

172 Green Street

Forest Gate

E7 8JT

- **Freehold Shop and Residential Investment**
- Comprising a shop and a self-contained maisonette
- Entirely let on a lease expiring in 2036 (no breaks)
- Located within 1 mile of Forest Gate Rail Station (forming part of Crossrail from 2018)
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved
£45,000 pa



Tenure

Freehold.

Location

Forest Gate is a densely populated area of London situated 5 miles north-east of the city and 1½ miles from the Stratford Olympic Park and Westfield Stratford. The area has excellent road communications with the A406 (North Circular), A102(M) and A11 all situated close by. Upton Park Underground Station (Circle, District and Hammersmith & City Lines) is close by, as is Forest Gate Rail Station, which from 2018 will become part of Crossrail (www.crossrail.co.uk). The property is situated on the western side of Green Street between its junction with St George's Road and St George's Square. Occupiers close by include a number of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with a self-contained maisonette comprising 4 rooms, kitchen and bathroom.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. entrance)	4.40 m	(14' 5")
Net Frontage	3.10 m	(10' 2")
Shop Depth	17.10 m	(56' 2")
Built Depth	22.85 m	(74' 11")
Ground Floor	87.45 sq m	(941 sq ft)
First Floor – 2 Rooms, Kitchen and Bathroom		
Second Floor – 2 Rooms		

Tenancy

The entire property is at present let to SIRAJ MANWA for a term of 24 years from 21st December 2012 at a current rent of £45,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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 A Hussain Esq, Woodgrange Solicitors. Tel: 0208 534 2400 e-mail: azhar@woodgrangelaw.co.uk