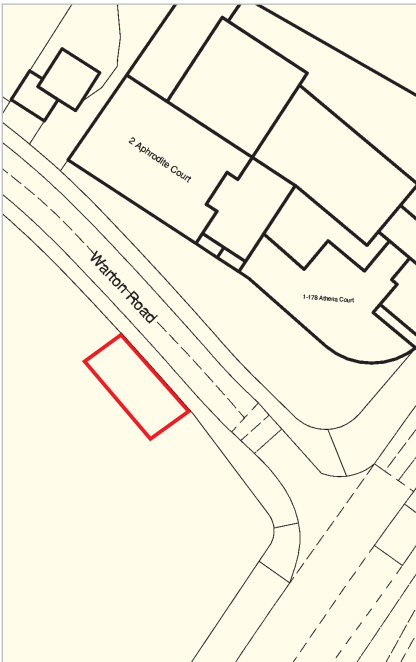


London E15 The Halo Block D Warton Road Stratford E15 2GD

- Long Leasehold Dental Practice Investment
- Let to Dentaprim Terminal plc
- Lease expiring 2026 (no breaks)
- Forms part of modern residential block
- Current Rent Reserved

£26,500 pa
with minimum
increase in 2021 to
£32,241.30 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Long Leasehold. Held for a term of 250 years from 24th November 2015 (thus having some 248 years unexpired) at a fixed peppercorn ground rent.

Location

Stratford is the East London home of the Olympic Stadium and has seen significant infrastructure investment over the last decade, including the Westfield Shopping Centre, Olympic Stadium and enhanced road and rail links to Central London. The property is located on Warton Road, close to its junction with the High Street and next to Tesco Express. Other occupiers close by include St Mary's Medical Centre and Anytime Fitness, amongst a variety of others.

Description

The property is arranged on ground floor only to provide a dental practice. The property forms part of a large modern mixed use residential led development.

The property provides the following accommodation and dimensions:
Ground Floor 85.15 sq m (916 sq ft)

Areas provided on a GIA basis.

Tenancy

The entire property is at present let to DENTAPRIME TERMINAL PLC for a term of 10 years from 8th June 2016 at a current rent of £26,500 per annum. The lease provides for a rent review in June 2021 fixed to rise to £32,241.30 per annum and contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 97 Band D (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@alltop.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 157 London E15**.

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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