



### Tenure

Freehold.

### Location

Forest Gate is a densely populated East London suburb, some 8 miles north-east of the City of London, which is accessed by the A114. The area is well served with Wanstead Park and Forest Gate Mainline Stations.

The property is situated on the east side of Woodgrange Road, just north of Forest Gate Station and south of Wanstead Park Station. Occupiers close by include a variety of local traders and restaurants.

### Description

The property is arranged on basement, ground and two upper floors to provide a double fronted ground floor shop and ancillary accommodation in the basement. The upper floors provide three self-contained flats, accessed from the rear.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 86-88 Band C (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](mailto: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 7 London E7**.

## London E7

### 86-88 Woodgrange Road

### Forest Gate

### E7 0EW

- **Freehold Shop and Residential Investment**
  - Double fronted shop unit plus three self-contained flats
  - Densely populated East London suburb
  - Located on busy parade close to Wanstead Park and Forest Gate Mainline Stations
  - VAT not applicable
  - Crossrail opening in 2019
  - Shop Rent Review 2021
  - Total Current Rents Reserved
- £85,799.92 pa**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
86-88	Polonez Ltd	Ground Floor (2) 226.58 sq m (2,439 sq ft) Basement (Not Inspected)	10 years from 12.01.2016 (1) Rent review every 5th year FR & I	£40,000 p.a.	Rent Review 2021
86A	Individuals	First & Second Floor Flat – 4 Rooms, Kitchen, Bathroom/WC	12 month Assured Shorthold Tenancy from 18.04.2017	£16,639.92 p.a. (£1,386.66 p.c.m.)	Holding over
88A	Individuals	First Floor Flat – 4 Rooms, Kitchen, Bathroom/WC	12 month Assured Shorthold Tenancy from 11.10.2017	£17,160 p.a. (£1,430 p.c.m.)	Reversion 2019
86B	Individuals	Second Floor Flat (Split Level) – 3 Rooms (inc. Open Plan Kitchen), Shower/WC	12 month Assured Shorthold Tenancy from 31.01.2018	£12,000 p.a. (£1,000 p.c.m.)	Reversion 2019

(1) Tenant break clause in 2021.

(2) Floor area taken from the VOA website [www.tax.service.gov.uk/business-rates](http://www.tax.service.gov.uk/business-rates)

**Total £85,799.92 p.a.**

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** Sofia Loizidou, Philip Ross. Tel: 0207 636 6969 e-mail: [sofia.loizidou@philipross.com](mailto:sofia.loizidou@philipross.com)