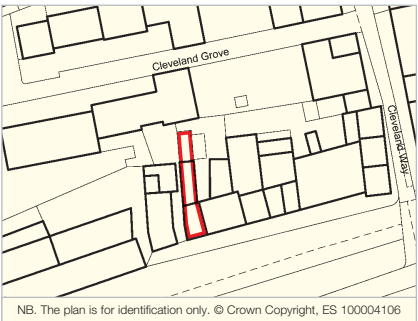


London E1 **47 Mile End Road,** **Bethnal Green** **E1 4TT**

- **Freehold End of Terrace Building**
- Internally arranged to provide a Basement Unit, a Ground Floor Shop, a Self-Contained First and Second Floor Maisonette and a Ground Floor Rear Ancillary Unit
- Basement Unit subject to a lease on terms unknown, Shop Unit subject to a lease, Maisonette and Rear Ancillary Unit occupied on terms unknown
- Current Rent Reserved
£10,000 per annum
(from Ground Floor Shop)

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



Seller's Solicitor
Wedlake Bell (Ref: TG).
Tel: 0207 395 3167.
Email: tgoldsmith@wedlakebell.com

Freehold Building



Tenure
Freehold.

Location
The property is situated on Mile End Road (A11) to the west of its junction with Stepney Green (B121). Local amenities are available along Mile End Road with a more extensive range of facilities being available in Shoreditch to the west. Stepney Green Underground Station (Circle, District and Hammersmith & City Lines) is within reach to the east, Whitechapel Overground and Underground Stations are to the west and Bethnal Green Rail Station is to the north. The A11 provides access to the A12 and in turn the M25 Motorway. The open spaces of Stepney Green Park are also situated nearby.

Description
The property comprises an end of terrace building arranged over basement, ground and two upper floors. The property is internally arranged to provide a basement unit, a ground floor shop, a self-contained first and second floor maisonette and a rear ancillary unit.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The following information was provided by the Vendor.
A schedule of Accommodation and Tenancies is set out below.

Unit	Floor	Accommodation	Lease Terms	Current Rent £ p.a.
	Basement	Basement Area (not inspected)	Subject to a commercial lease on terms unknown	Unknown
Shop Unit	Ground	Gross Frontage 4.9 m (16' 1") Net Frontage 4.5 m (14' 9") Shop Depth 14.84 m (48' 8") Built Depth 16.95 m (55' 7")	Subject to a lease for a term of 12 years from 1st January 2012 The lease includes a provision for 3 yearly rent reviews	£10,000 pa
Rear Ancillary Unit	Ground	One Bedroom Accommodation	Occupied on terms unknown	Unknown
Maisonette	First/ Second	Three Bedroom Accommodation	Occupied by a relative of the borrower	Unknown

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.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.