

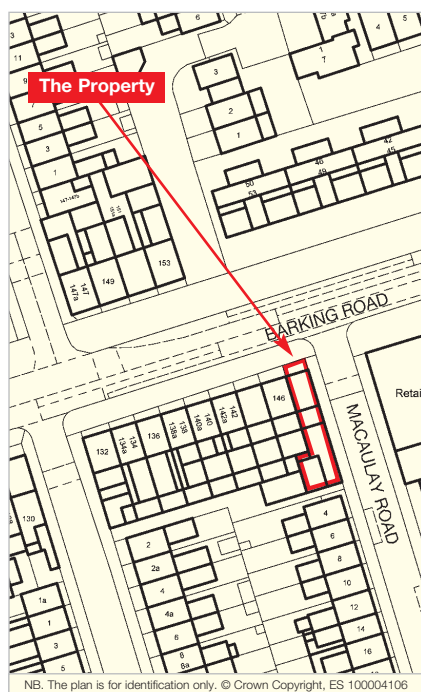
London E6

148 Barking Road E6 3DB

- **Freehold Takeaway Restaurant and Residential Investment**
- Close to West Ham United Football Club
- Located in a densely populated suburb of East London
- Lease expires 2026 (2)
- Rent Review 2013 (2)
- Total Current Rents Reserved
£27,000 pa (2)

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

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Tenure

Freehold.

Location

East Ham forms part of the London Borough of Newham and is located 7 miles east of the City of London, midway between West Ham and Barking. Road connections are good with the A13 lying to the south and the A406 (North Circular Road) running parallel to the east. The property is situated in a prominent corner position at the junction of Barking Road and Macaulay Road in a densely populated residential area. West Ham United Football Club is approximately 25 metres to the west along Barking Road. The property is adjacent to Papa Johns and forms part of a parade of shops serving the surrounding densely populated residential area.

Description

The property is arranged over the basement, ground and first floors. It provides a ground floor take-away restaurant with basement ancillary accommodation and three studio flats above. To the rear is a ground floor extension connected to a two storey house which is arranged as a kitchen, store and staff WC (restaurant), three bedsits over the ground floor and one bedsit on the first floor.

VAT

VAT is not applicable to this lot.

Documents

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

Floor	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
148 Ground & First Floor	Mohammad Irfan Rana (t/a Chillis)	Gross Frontage 3.80 m (12' 6") Net Frontage 2.85 m (9' 4") Return Net Frontage 3.15 m (10' 4") Splay 1.65 m (5' 5") Built Depth 15.35 m (50' 4") Basement (Areas from VOA) 8.2 sq m (88 sq ft) First Floor Three Studio Flats	20 years from 15.03.2006 Rent review every 4th year (2) FR & I	£27,000 p.a.	Reversion 2026
Rear Building	Unknown	Ground and First Floor	Occupied on terms unknown	—	
(1) Neither the Receivers nor Allsop have been able to gain internal access to the property to confirm the accommodation. (2) A copy of the lease is available in the auction pack. The description of the premises under the terms of the lease refers to the ground floor shop and the residential units situated at the first floor only.				Total £27,000 p.a. (2)	

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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