

London E8 305 Mare Street Hackney E8 1EJ

- **Freehold Shop and Residential Investment**
- Comprising a shop and a self-contained maisonette
- Situated in Hackney's main retail pitch
- Shop let to Subway Realty Ltd on a lease expiring 2015
- Shop Rent Review 2010 (outstanding)
- Total Current Rents Reserved
£33,500 pa

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

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SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Hackney lies approximately 4 miles to the north east of Central London, being between Highbury and Stratford. The area affords excellent public transportation facilities with Hackney Central and Hackney Downs rail stations lying at either end of Amhurst Road. The property is situated within Mare Street conservation area on the west side of Mare Street, Hackney's main retail pitch, between the junctions of Amhurst Road and Wilton Road. Occupiers close by include KFC, Sense, Barclays, Ladbrokes, Boots Optician, Felicity J Lord and Pizza Hut.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette above which is accessed from the front.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Viewings

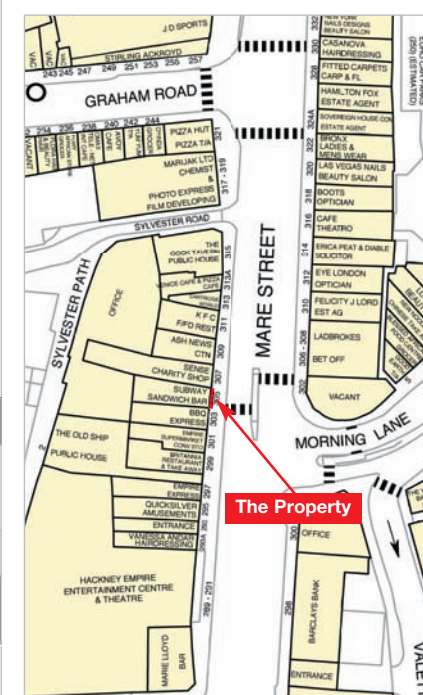
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 30 London E8.**

Floors	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Subway Realty Ltd (1)	Gross Frontage 5.10 m (16' 9") Net Frontage 3.15 m (10' 4") Shop Depth 12.47 m (40' 10") Built Depth 18.20 m (59' 8")	10 years from 20.12.2005 Rent review every 5th year FR & I	£24,500 p.a.	Rent Review 2010 (outstanding)
First & Second	Abslett Properties	First and Second Floor Maisonette comprising 3 rooms, kitchen & bathroom (2)	Assured Shorthold Tenancy until 31.10.2012	£9,000 p.a.	Reversion 2012

(1) For the year ended 31st December 2009 Subway Realty Ltd reported a turnover of £24.818m, pre-tax profits of £651,000 and a net worth of £1.854m (Source: www.riskdisk.com 14.1.11).

(2) Not inspected by Allsop, details provided by the Receivers.

Total £33,500 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

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