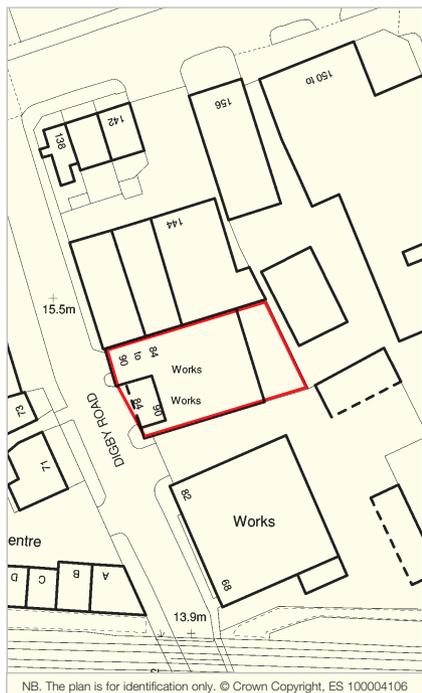


London E9
84/90 Digby Road
Homerton
E9 6HX

- **Freehold Ground Rent Investment**
 - Let on a lease expiring 2049
 - Comprises a warehouse and office building of 7,480 sq ft
 - VAT is not applicable
 - Current Rent Reserved
- £1,115 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Homerton lies to the east of Hackney and is a mixed residential and commercial suburb of London lying some 3½ miles north-east of The City. Homerton Station provides Overground rail services to central London.
The property is situated just off Homerton High Street in a mixed use area with on-street parking.

Description
The property is arranged on ground and one upper floor to provide an end of terrace warehouse and office building, benefiting from loading and parking on the ground floor.

The property provides the following accommodation and dimensions:

Ground Floor Warehouse and Ancillary	372.9 sq m	(4,012 sq ft)
First Floor Warehouse and Ancillary	283.6 sq m	(3,051 sq ft)
Ground Floor Loading/Car Parking Area	38.8 sq m	(417 sq ft)
Total	695.3 sq m	(7,480 sq ft)

Tenancy

The entire property is at present let to ANGELA MAGUIRE, who trades as VINTAGE MAGAZINE COMPANY LIMITED, for a term of 80 years from 25th December 1969 at a current rent of £1,115 per annum. The lease contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Premium

The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

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 C Maxwell Esq, Hamlins. Tel: 0207 355 6000 e-mail: cmaxwell@hamlins.co.uk