

Lot 32, Units 1 to 4, Shaftesbury Court, Shaftesbury Road, Leyton, London,

E10 7DA

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Freehold Industrial Geared Ground Rent Investment

www.acuitus.co.uk

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Property Information

Freehold Industrial Geared Ground Rent Investment

- 4 Units Let on Long Leases until 2279 (no breaks)
- Includes Tenants trading as Powerhouse Garage, Titan Forge, Empire Events
- Highly Secure with 5 yearly Rent Reviews Geared to 15% of Rack Rental Value
- 2021 Rent Reviews Outstanding
- VAT Free Investment
- Situated in Popular Inner London Borough
- 4 miles North East of the City of London
- Less than 2 miles from Stratford City, Westfield and the Olympic Park

Lot

32

Auction

21st September 2023

Rent

£15,265 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

On Behalf of James Liddiment & Paul Greenhalgh Acting as LPA Receivers



Location

Miles

1.5 miles south of Walthamstow, 1.5 miles north of Stratford, 4 miles north east of the City of London, 4 miles north of London Docklands

Roads

A12, A406 (North Circular Road), A112

Rail

Leyton Midland Rail Overground, Leyton Underground (Central Line), Lea Bridge Train Station

Air

London City Airport, London Heathrow Airport

Situation

The property is situated in the predominantly residential area of Leyton Midland, some 4 miles north east of the City of London. Leyton has seen significant growth and development since the 2021 London Olympics were hosted less than 1 mile south of the property.

The development of the Olympic Village and Westfield Shopping Centre in place of the historic Industrial Estates has seen a shortage of Industrial accommodation in East London and has helped drive a higher level of demand for Industrial units in East London. The Eurostar Engineering Depot is some 700m west of the property, the Olympic Park, Westfield Shopping Centre & Stratford Village are 1.5 miles to the south and the London Docklands & the City of London are both 4 miles from the property.

Tenure

Freehold

EPC

See Legal Pack

Description

The property is within an inner London Industrial Estate comprising 2 terraces, each with 3 units. The industrial units each benefit for a vehicle access loading bay door and an eaves height of approximately 3.2 metres (10 foot). The property comprise 4 of the units as 2 of the units have been removed from the title and are not included in the sale.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six week completion

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Tenancy & Accommodation

Units	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 1	Ground Mezzanine	Industrial Ancillary	209.70 35.15	(2,257) (378)	INDIVIDUAL	300 years from 25/03/1981 until 2279	£3,900	24/03/2021 and 5 yearly (24/03/2279)
Unit 2	Ground Mezzanine	Industrial Ancillary	211.72 46.46	(2,279) (500)	INDIVIDUAL	300 years from 25/03/1981 until 2279	£3,500	24/03/2021 and 5 yearly (24/03/2279)
Unit 3	Ground	Industrial	213.48	(2,298)	INDIVIDUAL (t/a Titan Forge)	300 years from 25/03/1981 until 2279	£3,900	24/03/2021 and 5 yearly (24/03/2279)
Unit 4	Ground Mezzanine	Industrial Ancillary	208.58 197.60	(2,245) (2,127)	INDIVIDUAL	300 years from 25/03/1981 until 2279	£3,965	24/03/2021 and 5 yearly (24/03/2279)
Total Approximate Floor Area			1,122.69	(12,085)			£15,265	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/results>)

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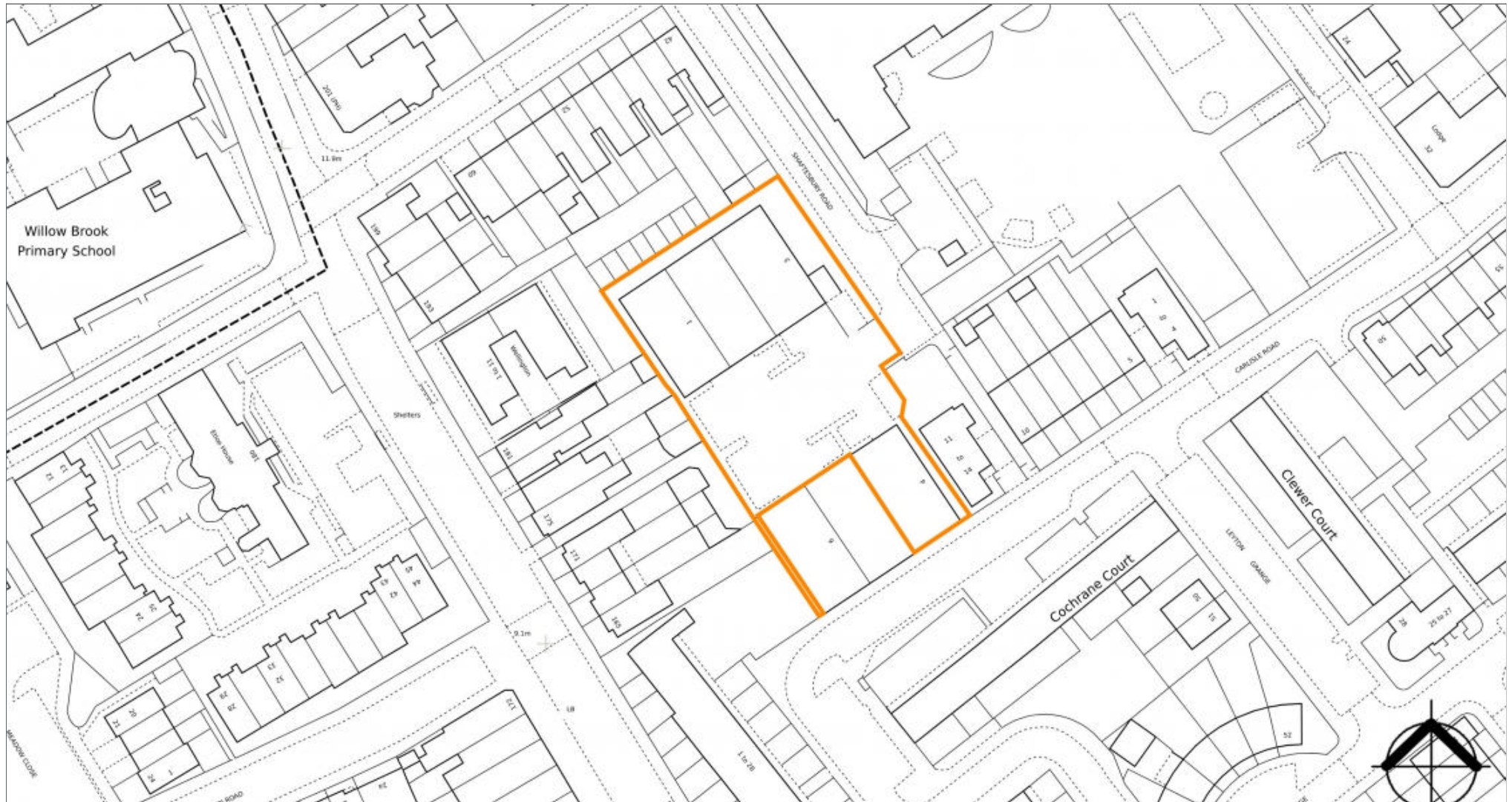
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September 2020

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