

Lot 33, 51 East Street, Barking, London,

IG11 8EJ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment

www.acuitus.co.uk

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Property Information

Freehold Retail and Residential Investment

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- Shop lease Regeared for 10 years until 2035 (Subject to Option) t/a PaddyPower
- Includes a separately let 5 room maisonette,
- Strong trading position in Prime pedestrianised retail street.
- 200 metres from Barking Railway Station
- Nearby occupiers include McDonalds, Boots, Asda Superstore, Superdrug, Holland & Barrett, JD Sports and The Gym Group

Lot	Auction
33	18th September 2025

Rent	Status
£76,000 per Annum Exclusive	Available

Sector	Auction Venue
High Street Retail, Residential	Live Streamed Auction

Location

Miles	9 miles east of Central London
Roads	A406, A13, A123, A124
Rail	Barking Railway Station (Overground, Circle, Hammersmith & City, District Lines)
Air	London City Airport, London Gatwick Airport, London Heathrow Airport

Situation

Barking is a popular east London suburb that has seen significant recent investment and regeneration. The property is prominently situated in a strong trading position on the north side of the pedestrianised East Street, some 200 metres from Barking Railway Station. Barking benefits from excellent rail (overground, Circle, Hammersmith & City and District Line), and road (A406 - North Circular Road, A13,) connections into Central London. Nearby occupiers include McDonalds, Boots, Asda Superstore, Superdrug, Holland & Barrett, JD Sports and The Gym Group.

Tenure

Freehold.

Description

The property comprises a ground floor shop together with a 5 room maisonette on the upper two floors, which benefits from being separately accessed from the rear via London Road.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller on completion, a contribution to the Seller's costs in addition to the purchase price.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review / (Reversion)
Ground	Retail	121.05	(1,302)	POWER LEISURE BOOKMAKERS LIMITED (CRN: 03822566) t/a PaddyPower (1)	10 years from 10th July 2025 (1)	£40,000	10th July 2030 (9th July 2035)
First Second	5 room maisonette	-	-	INDIVIDUAL	Let on an Assured Shorthold Tenancy	£36,000 (2)	
Total Approximate Commercial Floor Area		121.05	(1,302) (3)			£76,000	

(1)As to the ground floor retail unit, the lease provides to a tenant option to determine the lease on 10th July 2030, subject to serving 6 months written notice. For the year ending 31/12/2024 Power Leisure Bookmakers Limited (crn 03822566) reported Turnover of £1,373,886,000 and a Pre-Tax Profit of £150,871,000. (Source: Directors report and Financial statements as published at Companies House 29/08/2025)

(2) At o the maisonette, the tenancy agreement provides for the rent to be £3,000 per calendar month. the rent shown above has been annualised.

(3) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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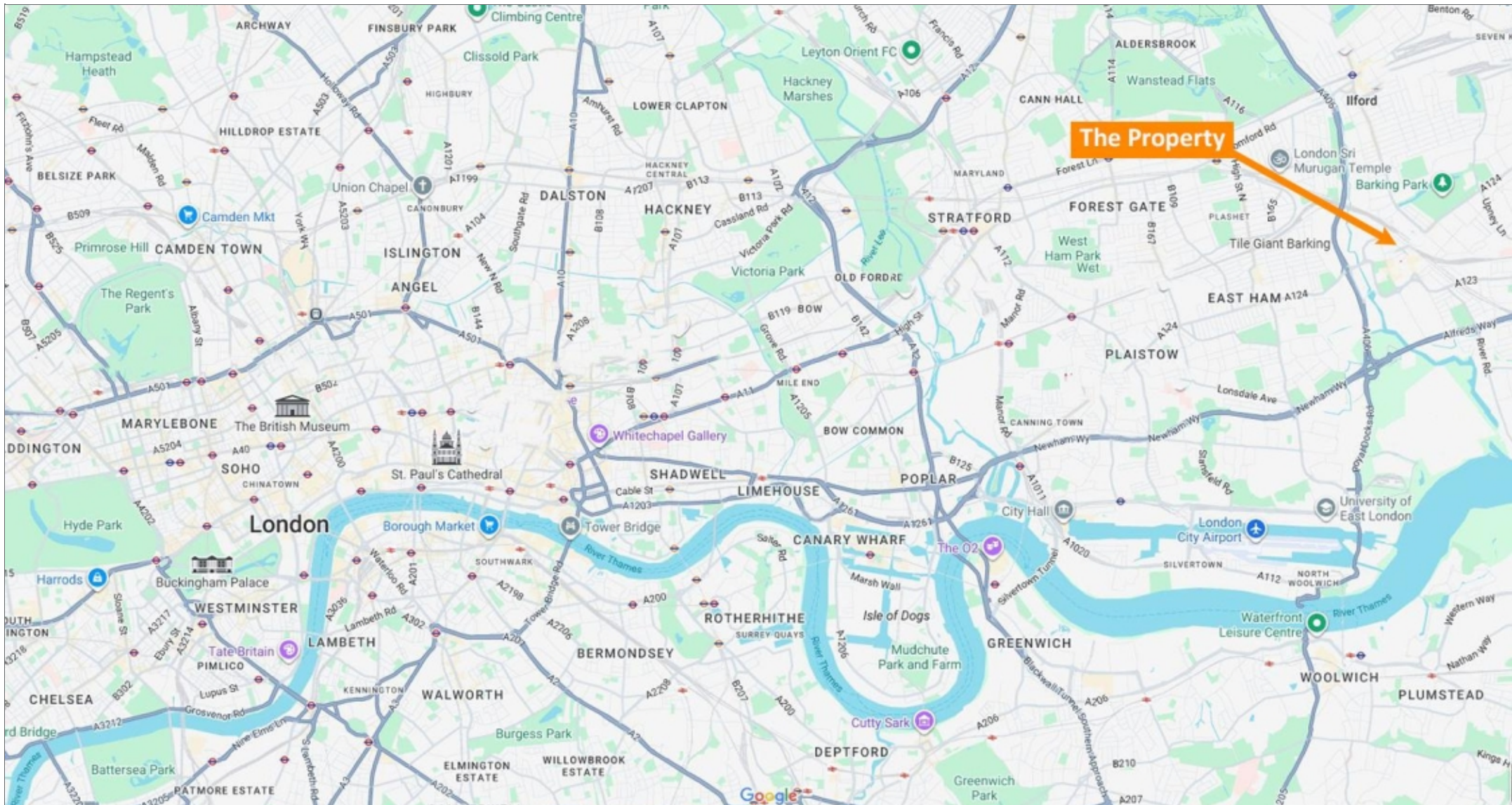
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2024