

Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London, E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Property Information

Freehold Retail and Residential Investment

- Comprises restaurant/takeaway let until April 2028 t/a Lahori Kulfi & Falooda Restaurant
- Includes large self contained 4 bedroom maisonette let on an AST
- In the same ownership for over 45 years
- Within walking distance from Forest Gate Railway Station (Elizabeth Line)
- VAT free investment

Lot
5

Auction
11th December 2025

Rent
£44,750 per Annum Exclusive

Status
Available

Sector
High Street Retail, Residential

Auction Venue
Live Streamed Auction

Location

- Miles**1 miles east of Stratford, 3 miles north-east of Canary Wharf, 6 miles north-east of Central London
- Roads**A114, A118, A406 (North Circular Road)
- Rail**Forest Gate Railway Station (Elizabeth Line), Upton Park Underground Station (Circle Line)
- Air**London Heathrow Airport, London Luton Airport, London Stansted Airport

Situation

The property is prominently situated on a prime retailing position on Upton Lane, close to its junction with Romford Road (A118). The immediate vicinity provides an eclectic mix of independent retailers, cafes and restaurants and benefit from being some 450 metres south of Forest Gate Railway Station (Elizabeth Line).

Tenure

Freehold.

EPC

Retail Unit - Band C, Residential Flat - Band D.

Description

The property comprises a retail/restaurant unit arranged on the ground and basement floors, with a separately accessed maisonette on the upper two floors currently arranged to provide four bedrooms, kitchen, living room and a bathroom.

VAT

VAT is not applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 5, 40 & 40A Upton Lane, Forest Gate, London, E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Review
Ground Basement	Retail Ancillary	64.19 30.66	(691) (330)	INDIVIDUAL (t/a Lahori Kulfi & Falooda)	18 years from 26/04/2010 until 25/04/2028	£20,750	26/04/2025
First/Second	Residential	114.10	(1,228)	INDIVIDUAL	12 month AST from 14/06/2024	£24,000	
Total		208.95	(2,249)			£44,750	

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

Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)

40a, Upton Lane, London, E7 9LN

Total Area: 114.1 m² ... 1228 ft²



All measurements are approximate and for display purposes only

Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London,

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 5, 40 & 40A Upton Lane, Forest Gate, London, E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Thirsk Winton LLP
Swan House, 9-12 Johnston Road
Woodford Green
IG8 0XA

Stephen Thirsk
020 8505 4777
sthirsk@thirskwinton.co.uk

Arun Janaka
020 7043 1621
ajanaka@thirskwinton.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024