

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

E7 9LN

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



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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.

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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).

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Total Area: 114.1 m² ... 1228 ft²



All measurements are approximate and for display purposes only

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Contacts

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2024