

lot 33

Rent
£102,600
per annum
exclusive
with one
retail unit to
be let

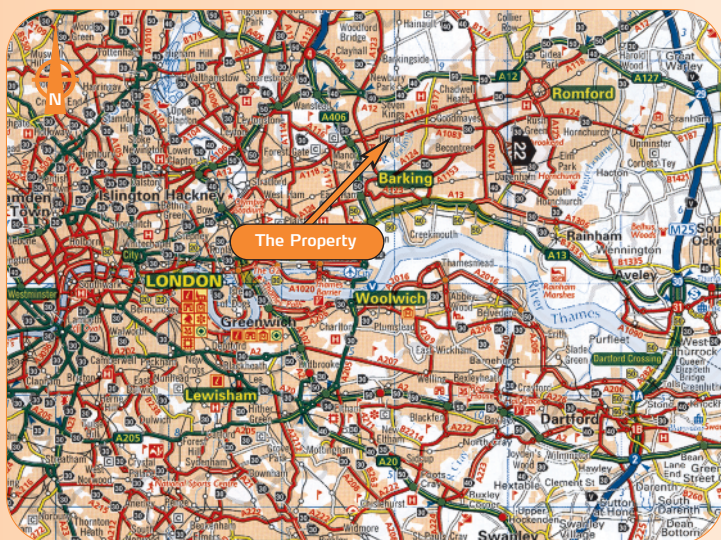
Balfour House, 390-398 High Road (A118) Ilford, Greater London IG1 1TL

Retail, Office and Educational Investment

- Comprises a parade of 6 retail units and training centre
- Important East London suburb on Crossrail route
- Nearby occupiers include Howdens Joinery, Topps Tiles, Magnet and the County Court

- Forecourt and rear car parking
- Active management potential and residential development potential (subject to consents)

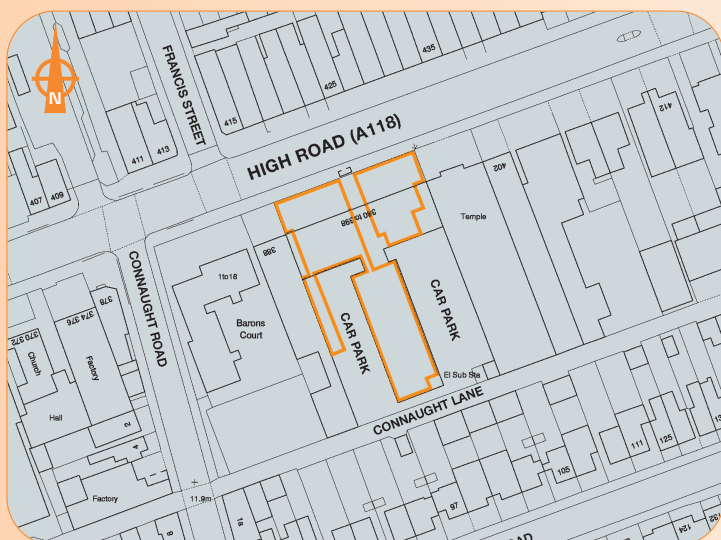




lot 33

Rent
£102,600
per annum
exclusive
with one
retail unit
to be let

Rear D1 Training Centre



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office
© Crown Copyright 100020449. For identification purposes only.



Front Entrance to Training Centre and Solicitor's Office

Location

Miles: 12 miles east of Central London
4.5 miles from Stratford
4 miles south-west of Romford
Roads: M11, North Circular (A406), A12
Rail: Ilford Railway Station
Newbury Park Underground Station (Central Line)
Air: London City Airport, Stansted Airport

Situation

The property is prominently situated on the south side of busy High Road (A118) next to a modern and significant Sikh Temple. Howdens Joinery, Topps Tiles, Magnet and the County Court are all nearby as well as an eclectic mix of local retailers.

Description

The property comprises a parade of six ground floor retail units with forecourt car parking and office/D1 used as a training centre and secure car parking for 10 cars at the rear of the ground floor. The office/D1 training centre is accessed separately from the front of the property and has rear access. The property forms part of a larger building.

Tenure

Virtual Freehold. Held for a term of 999 years from completion at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	D1 Training Centre	492.57 sq m	(5,302 sq ft)	PLAB TRAINER LIMITED (1)	8 years from 14/03/2011 (2)	£53,600	(13/03/2019)
Ground	Office	105.44 sq m	(1,135 sq ft)	PATEL & JOACHIM LLP (t/a Solicitors)	19 years from 05/01/2009	£21,000	05/01/2015 (25/12/2028)
Ground	Retail	71.25 sq m	(767 sq ft)	IDEAL FONE UK LIMITED (3)	10 years from 08/04/2010	£12,000	(07/04/2020)
Ground		32.51 sq m	(350 sq ft)	VACANT POSSESSION			
Ground	Retail	34.74 sq m	(374 sq ft)	MR GINTARAS DACEVICIUS (t/a Atlantic Aquarium)	3 years from 01/02/2011	£8,000	(31/01/2014 Holding Over)
Ground	Retail	40.59 sq m	(437 sq ft)	MR TARUN PAL (t/a Ram Jewellers)	10 years from 22/07/2011	£8,000	21/07/2021
Totals		777.10 sq m	(8,365 sq ft)			£102,600 with one unit to be let	

(1) Plab Trainer Limited was incorporated on 17/10/2005 and provides training courses for the PLAB test, the main route by which international medical graduates demonstrate that they have the necessary skills and knowledge to practice medicine in the UK. (Source: www.gmc-uk.org 27/02/2015)

(2) The lease provides for a tenant option to determine the lease on 16/03/2016.

(3) Ideal Fone UK Limited was incorporated on 07/01/2009.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Title Report

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

DENTONS

Seller's Solicitors:

Carpenters Rose Solicitors
26 The Broadway, Mill Hill, London NW7 3NL.
Tel: +44 (0)20 8906 0088.
Email: general@carpentersrose.co.uk
Ref: Mark Rose.