

lot 51

604 Lea Bridge Road Leyton, London E10 7DN

Rent
£37,000
per annum
exclusive

Freehold Retail and Residential
Investment

- Entirely let until 2052
- Prominent and busy corner position
- Popular East London suburb

- Long term residential redevelopment potential
- Nearby occupiers include Halifax, Iceland, Barclays, William Hill and Tesco



Location

Miles: 1.5 miles south of Walthamstow
2.5 miles north of Stratford
6 miles east of the City of London

Roads: A12, A406 (North Circular Road)

Rail: Walthamstow Central Underground Station (Victoria Line),
Leyton Underground Station (Central Line), Leyton Midland
Road Rail Station (32 minutes to London Fenchurch Street)

Air: London City Airport, London Heathrow Airport,
London Stansted Airport

Situation

Leyton is an exciting cosmopolitan and busy East London suburb. The property is situated in a prominent corner position on the south side of Lea Bridge Road some 50 metres west of the busy Bakers Arms junction. Neighbouring occupiers include Halifax, Iceland, Barclays, KFC, William Hill and a major Tesco supermarket only 20 metres from the property.

Description

The property comprises retail accommodation on the ground floor with ancillary accommodation in the basement. The upper floors are residential and comprise 5 rooms on the first floor and two x 1 room flats on the second floor. To the rear of the property is a single storey garage which is currently being sublet to a hand car wash operator.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (2)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	47.51 sq m (51 sq ft)	INDIVIDUALS (t/a Star Nergiz Express)	45 years from 29/09/2007 until 2052 on a full repairing and insuring lease	£37,000 (1)	29/09/2017 and five yearly
Ground	Retail	126.69 sq m (1,369 sq ft)				
Ground	Garage	80.57 sq m (867 sq ft)				
First	Residential	83.21 sq m (896 sq ft)				
Second	Residential	48.61 sq m (523 sq ft)				
Totals		386.59 sq m (4,166 sq ft)			£37,000	

(1) The seller is holding a rent deposit of £17,500.

(2) The floor areas of the residential are gross internal areas.

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