

Lot 2

£34,750 per annum
exclusive

622 Lea Bridge Road, Leyton, London E10 6AP

Freehold Retail and Dental Surgery Investment



Key Details

- Prominent position on Lea Bridge Road at junction with Hoe Street and High Road
- Let to vape shop and dental surgery
- Adjacent to Barclays Bank and close to Tesco, Iceland, Poundstretcher and Savers
- Popular East London suburb
- VAT-Free investment

Location

Miles: 1 mile south of Walthamstow
2 miles north of Stratford
6 miles north-east of the City of London

Roads: A12, A112, A406, M11

Rail: Leyton Midland Road, Walthamstow Central (Underground, Victoria Line and Overground Lines)

Air: London City, London Heathrow, London Stansted

Situation

Leyton is an exciting cosmopolitan and busy East London suburb. The property is situated on the east side of Lea Bridge Road, in a prominent position close to its busy junction with High Road and Hoe Street. The property is a short walk to Stanley Road car park (estimated 100 spaces). Other nearby retailers include Tesco, Iceland, Poundstretcher, Savers and various banks.

Description

The property comprises a four storey building arranged as a ground floor shop with a self-contained dental surgery arranged over first, second and attic floors. Access to the dental surgery is from the front.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Buyer's Premium

The buyer will pay 1% plus VAT of the sale price towards Vendor's Costs, in addition to the cost of the searches.

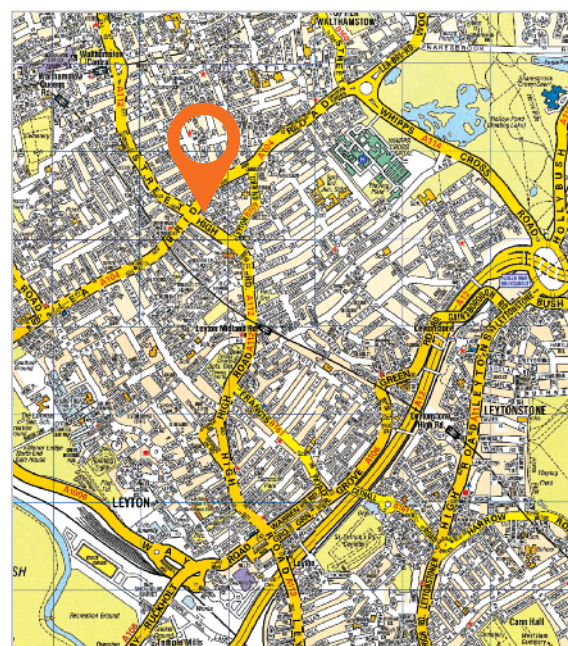
Six Week Completion Available

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|--------------|-----------|----------------------|----------------------|--------------------------------------|---|----------------|------------|
| Ground | Retail | 39.02 sq m | (420 sq ft) | N YASIN & A YASIN t/a Vapeology | 21 years from 25/03/2003 until 24/03/2024 | £16,750 | 25/03/2023 |
| Basement | Ancillary | 41.47 sq m | (446 sq ft) | | | | |
| First | Dental | 39.40 sq m | (424 sq ft) | S.ROY t/a Key 2 Smile Dental Surgery | 15 years from 31/07/2012 until 30/07/2027 | £18,000 | 31/07/2022 |
| Second | Dental | 39.40 sq m | (424 sq ft) | | | | |
| Attic | - | - | (-) | | | | |
| Total | | 159.29 sq m | (1,714 sq ft) | | | £34,750 | |



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