

Lot 15

£38,196 per annum exclusive

220 Graham Road, Hackney, London E8 1BP Freehold Retail and Residential Investment



Key Details

- Shop let to tenant trading as Hackney Central Space (a beauty salon and yoga-lab)
- Vibrant and popular North East London suburb located off Mare Street and close to Hackney Central Station
- Includes two studio flats on first floor let on ASTs
- Nearby occupiers include Primark, Marks & Spencer, JD Sports, Boots the Chemist, Specsavers, McDonald's, Iceland and TK Maxx

On Behalf of Mortgagees in Possession

Location

Miles: 4 miles north-east of Central London
Roads: A10, A11, A12
Rail: Hackney Central (Overground Line)
Air: London City, London Stansted, London Heathrow

Situation

The popular and vibrant central London Borough of Hackney is located immediately north of the City of London with Hackney Central being 2.8 miles north of Bishopsgate. The property is situated on the northern side of Graham Road (A1207), close to its junction with Mare Street in central Hackney. The property forms a part of a small parade of shops which is predominantly occupied by independent operators offering a mix of cafés, hairdressers and convenience stores. Other nearby occupiers in the immediate area include Primark, Marks & Spencer, JD Sports, McDonald's, Boots the Chemist, Specsavers, Iceland and TK Maxx. Hackney Central London Overground Station is a short walk away and numerous bus routes operate on Graham Road.

Description

The property comprises a four storey building arranged as a ground and lower ground floor shop, in a mixed use, mid terrace building. The first floor comprises two self-contained studio flats. There is a third flat on the second floor, which has been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Shop - Band E. See legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground & Lower Ground	Retail/Ancillary	76.00 sq m (818 sq ft)	PINK CRUST LIMITED & HELLA AMOATENG t/a Hackney Central Space (1)	9 years from 18/03/2010 (holding over)	£12,000
First	Studio Flat	23.00 sq m (248 sq ft)	INDIVIDUAL	1 year AST at £1,000 pcm	£12,000
First	Studio Flat	16.00 sq m (172 sq ft)	INDIVIDUAL	1 year AST at £1,183 pcm	£14,196
Second	Studio Flat	-	(-) INDIVIDUAL	99 years from 24/06/1987	Peppercorn
Total		115.00 sq m (1,238 sq ft)			£38,196

(1) www.hackneycentralspace.co.uk



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