

## Lots 2-5

Lot 2 - £10,000  
Lot 3 - £12,300  
Lot 4 - £12,000  
Lot 5 - £14,000  
Per Annum

20, 21, 22 & 23 Kirkdale Road, ,  
**London, E11 1HP**

Four Freehold Retail Investments (To be offered as four separate lots)



Lot 2



Lot 3



Lot 4



Lot 5



## Tenancy and accommodation

Lot	Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
2	20	Ground First	Office Ancillary	12.30 sq m 8.60 sq m	(132 sq ft) (93 sq ft)	K. ODAME-DANQUAH t/a Kingsley & Co Chartered Accountants (1)	5 years from 25/03/2020 until 24/03/2025 on a full repairing and insuring lease	£10,000	
3	21	Ground First	Retail Ancillary	13.81 sq m 5.61 sq m	(149 sq ft) (60 sq ft)	A. HAQUE t/a Dill India Takeaway	21 years from 24/06/2013 until 23/06/2034 on a full repairing and insuring lease	£12,300 (2)	24/06/2022 and 3 yearly thereafter
4	22	Ground First	Retail Ancillary	15.77 sq m 10.40 sq m	(170 sq ft) (112 sq ft)	N. H. PATEL t/a Black Horse Estates (3)	10 years from 28/06/2016 until 27/06/2026 on a full repairing and insuring lease	£12,000	28/06/2021
5	23	Ground First	Retail Ancillary	23.32 sq m 14.83 sq m	(251 sq ft) (160 sq ft)	A. HAKKI t/a Dog's Dinner	10 years from 25/12/2014 until 24/12/2024 on a full repairing and insuring lease	£14,000 (4)	

- (1) Kingsley & Co Chartered Certified Accountants and Tax Consultants based in Leytonstone, East London, providing a wide range of accountancy services and advice for business start ups, small and medium size businesses in London and Essex ([www.kingsleyandco.co.uk](http://www.kingsleyandco.co.uk)). The tenant was previously trading at the property under a lease that expired in 24/03/2020. The rent increased from £8,000 pa to £10,000 pa in March 2020.
- (2) The rent increased from £11,000 pa to £12,300 pa in June 2019.
- (3) Black Horse Estates was founded in 2005 and is now a leading residential property company working across local, national and international markets ([www.blackhorseestates.co.uk](http://www.blackhorseestates.co.uk)).
- (4) The rent increased from £12,000 pa to £14,000 pa in December 2019.

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### Key Details

- Let to tenants trading as Kingsley & Co Chartered Accountants, Dill India Takeaway, Black Horse Estates and Dog's Dinner
- Four shops to be offered as separate lots
- Includes shop let with recently extended lease (20 Kirkdale Road) and shops let with recent rental increases (20, 21 and 23 Kirkdale Road)
- Directly opposite Leytonstone bus station in popular North-East London Location
- VAT-free investments

### Location

**Miles:** 6.5 miles north-east of the City of London  
**Roads:** A12, A406  
**Rail:** Leytonstone Underground Station (Central Line)  
**Air:** London City

### Situation

Leytonstone is a popular suburb of east London. The property is located on the east side of Kirkdale Road, less than 100m from Leytonstone Underground Station (Central Line), and directly opposite Leytonstone Bus Station. Nearby occupiers include Sainsbury's, Argos, Subway and Poundland.

### Description

The property comprises four adjoining ground floor shops, each with ancillary accommodation at first floor level.

### Tenure

Each is offered Freehold.

### VAT

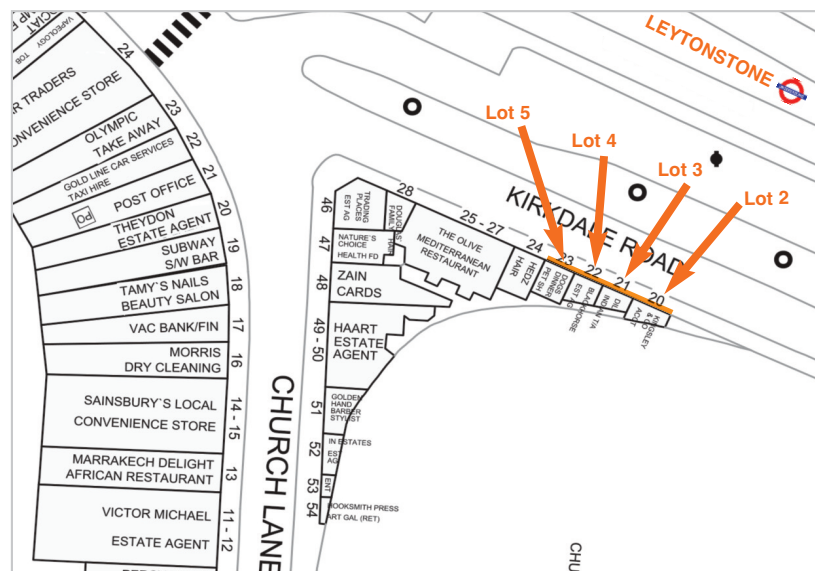
VAT is not applicable to these lots.

### Note

Please note the buyer of each lot will pay 1.5% + VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Energy Performance Certificate

Various. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).



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