

Lot 9

£68,120 Per Annum Exclusive

Lathom Road Medical Centre, 2a Lathom Road, East Ham, London E6 2DU

Freehold Medical Centre Investment



Key Details

- On behalf of Receivers
- Let to Doctors until 2028 (Subject to Option)
- Popular Inner London Suburb
- Close to High Street and Underground station.
- Residential conversion potential (subject to Consents)



On the instructions of the joint receivers at Fraser Real Estate

Location

Miles: 6 miles East of the City of London
4 miles north east of London Docklands
2.5 Miles East of Stratford and the Olympic Park

Roads: A406 North Circular Road, A13, M25

Rail: East Ham Underground Station (District Line)

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

Situation

East Ham is a busy and popular East London residential suburb. The property is situated on the south side of Lathom Road close to its junction with High Street North the town's main commercial and retailing thoroughfare. Nearby occupiers include Greggs, State Bank of India, Wilko, Ladbroke's and an eclectic mix of local traders.

Description

The property comprises a medical centre with accommodation on the ground, first and second floors. The property benefits from a car parking space at the front of the property.

Tenure

Freehold.

Six Week Completion

Energy Performance Certificate

See Legal Pack

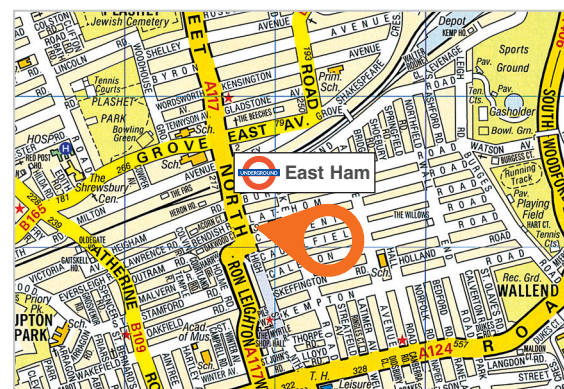
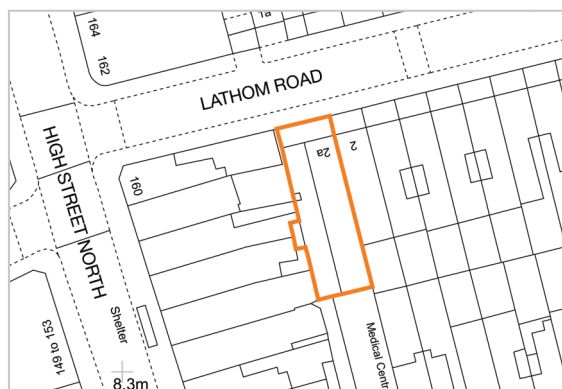
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Term	Rent p.a.x.	Review
Ground	Surgey	129.39 sq m	(1,393 sq ft)	Let for a term of	£68,120	12th September 2023
First	Surgey	46.64 sq m	(502 sq ft)	20 years from		
Second	Surgey	14.55 sq m	(156 sq ft)	12th September 2008 until 2028 on a full repairing and insuring lease. (1)		
Total		190.58 sq m	(2,051 sq ft) (2)		£68,120	

- (1) The lease is subject to a tenant option to determine the lease on 12th September 2023 on giving 6 month written notice.
- (2) The floor areas stated above have been published by the Valuation Office Agency.
<https://www.tax.service.gov.uk/business-rates-find/valuations/17265430000>

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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