

Lot 12

£127,400 Per Annum
Exclusive

150-152 High Street North, East Ham,
London, E6 2HT

Pharmacy with Residential Investment



Tenancy and accommodation

Lot 12

£127,400 Per Annum
Exclusive

Key Details

- Substantial double retail units with two self contained Maisonettes.
- Retail Tenant Trading as Pharmacy until 2029
- Situated in a Busy East London suburb.
- Potential to reconfigure or extend the residential upper parts (Subject to Consents)
- VAT Free Investment
- The property is held in a recently formed Single Purpose Vehicle (SPV) which is available and can result in significant Stamp Duty Savings.

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 east side of the vibrant High Street North between Lathom Road and Clements Road. High Street North is 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 is two mid terraced mix use buildings with the ground floor combined to form a large single retail unit. The upper parts comprise two 4 room self contained maisonettes that are accessed from the rear passageway via Clements Road. Each maisonette benefits from a rear terrace. The residential upper parts may benefit from being reconfigured or extended (Subject to Consents)

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

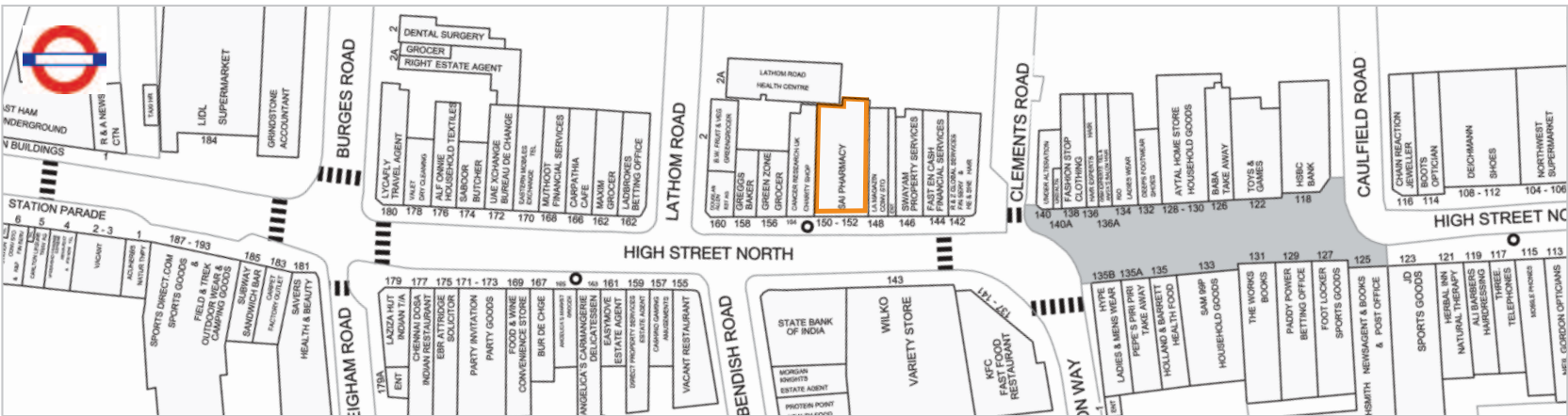
Long Dated Completion Available.

Energy Performance Certificate

See legal pack.

Building No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
150 to 152	Basement Ground	Ancillary Retail	78.10 sq m 213.02 sq m	(841 sq ft) (2) (2,293 sq ft) (2)	Pharmacy Team Limited (CRN 07035691) (1)	20 years from 14th September 2009 until 2029	£95,000	14th September 2024
150A	First Second	Residential	4 Room Maisonette		Individuals	Assured Shorthold Tenancy for a term of 2 years from 27/01/2017 Holding over.	£15,600 (3)	
152A	First Second	Residential	4 Room Maisonette		Individuals	Assured Shorthold Tenancy for a term of 2 years from 27 / 01/2017 Holding over.	£16,800 (3)	
Total Commercial Floor Area			291.12 sq m	(3,134 sq ft)			£127,400	

- (1) Pharmacy Team Limited was incorporated in 2009.
(2) The floor areas stated above have been published by the Valuation Office Agency at www.tax.service.gov.uk/business-rates-find/valuations/15769549000
(3) As to the residential tenancies, the rents stated above have been annualised.
(4) The property is held in a recently incorporate Single Purpose Vehicle (SPV) the purchase of which is available and can result in a significant Stamp Duty Savings.



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