

# Lot 11

£85,750 Per Annum  
Exclusive

32 High Street & 11-15 Woodbine Place, Wanstead,  
**London, E11 2RH**

Freehold Unbroken Retail Parade Investment



## Tenancy and accommodation

# Lot 11

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| Address              | Floor                     | Use                              | Floor Areas (Approx)                   |   | Tenant  | Term   | Rent p.a.x.    | Reviews                                    |
|----------------------|---------------------------|----------------------------------|--|---|---|--|----------------|--|
| 32 High Street       | Ground<br>First<br>Second | Retail<br>Ancillary<br>Ancillary | 30.60 sq m<br>39.34 sq m<br>31.08 sq m | (329 sq ft)<br>(423 sq ft)<br>(335 sq ft) | CHURCHILL INTERNATIONAL LIMITED t/a Churchill Estates (1)                 | 25 years from 14/04/2009 until 13/04/2034 on a full repairing and insuring lease | £26,000        | 14/04/2019 (4)<br>14/04/2024<br>14/04/2029 |
| 11 Woodbine Place    | Ground<br>First           | Retail<br>Ancillary              | 27.60 sq m<br>-                        | (297 sq ft)<br>(-)                        | PETTY SON & PRESTWICH LIMITED t/a Petty Son & Prestwich Estate Agents (2) | 10 years from 05/02/2019 until 04/02/2029 on a full repairing and insuring lease | £16,500        | -  |
| 12 Woodbine Place    | Ground                    | Retail                           | 38.00 sq m                             | (409 sq ft)                               | INDIVIDUAL t/a Kebab House  | 15 years from 28/02/2016 until 27/02/2031 on a full repairing and insuring lease | £13,500        | 28/02/2021                                 |
| 12a Woodbine Place   | Ground                    | Retail                           | 17.30 sq m                             | (186 sq ft)                               | INDIVIDUAL t/a Wanstead Hairdressers                                      | 10 years 28/02/2016 until 27/02/2026 on a full repairing and insuring lease      | £10,000        | 28/02/2021                                 |
| 14/15 Woodbine Place | Ground                    | Retail                           | 45.99 sq m                             | (495 sq ft)                               | INDIVIDUAL t/a Bambini Baby Clothes                                       | 7 years from 08/10/2018 until 07/10/2025 on a full repairing and insuring lease  | £19,750        | 08/10/2021                                 |
| <b>Total</b>         |                           |                                  | <b>202.31 sq m</b>                     | <b>(2,474 sq ft)</b>                      |   |  | <b>£85,750</b> | <b>(3)</b>                                 |

- (1) "Established in 1990, Churchill Estates are a leading independent Sales, Lettings and Property Management agent, servicing communities in East London and West Essex" ([www.churchill-estates.co.uk/About-Us](http://www.churchill-estates.co.uk/About-Us)).
- (2) "Established in 1908, Petty Son and Prestwich have been helping people achieve their property dreams for well over 100 years. Our conscientious and courteous team pride themselves on both their professionalism and the personal touch they offer all of our clients" ([www.pettyson.co.uk/about-us](http://www.pettyson.co.uk/about-us)).
- (3) The floor areas stated above have been published by the Valuation Office Agency at <https://www.gov.uk/correct-your-business-rates>
- (4) The 2019 rent review has been agreed at £30,000 pa although has not yet been documented. Full information is available in the legal pack.



### Key Details

- Unbroken parade comprising 5 shops on prominent corner location
- Tenants including Churchill Estates, Petty Son & Prestwich Estate Agents and independent retailers
- Average Unexpired Lease Term of almost 8 years
- Future redevelopment potential (subject to consents)
- Affluent and Attractive East London Suburb 8 miles east of City of London
- Nearby occupiers include Marks & Spencer, Domino's, J D Wetherspoon and Majestic Wine

### Location

**Miles:** 8 miles north-east of the City of London  
4 miles east of Stratford, Olympic Park and Westfield Shopping Centre  
5 mile North of London Docklands / Canary Wharf

**Roads:** A12, A406 (North Circular Road), M11, M25

**Rail:** Wanstead Underground (Central Line)

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

### Situation

Wanstead is a well located, affluent and attractive East London suburb situated approximately 8 miles north-east of the City of London and 5 miles north of London Docklands. Wanstead benefits from excellent road and rail communications being strategically situated at the junction of the A12 and A406 North Circular Road. The property is situated in a prominent position on the junction of High Street and Woodbine Place, facing Christ Church Green and less than 200m north of Wanstead Underground Station. Nearby occupiers include Majestic Wine, Marks & Spencer, Domino's, J D Wetherspoon and an eclectic mix of independent retailers, cafe's and restaurants.

### Description

The property comprises an unbroken parade of five retail units, with a mix of three storey shops with ancillary above and single storey units.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

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



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