



SITUATION

Located at the junction with Smart Street in this well established parade, amongst such multiple retailers as **BetFred**, **Simply Fresh** and a **Post Office** and serving the immediate surrounding residential population. Bethnal Green lies approx. 1¾ mile east of the City of London and 2 miles north-west of Canary Wharf with easy reach of Bethnal Green Underground Station (Central Line).

PROPERTY

Forming part of a parade comprising a corner **Public House** planned on the ground floor and basement. The basement includes an office, storerooms, beer cellar and boiler room.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term from completion expiring on 20th December 2113 (thus having approx. 97¼ years unexpired) at a peppercorn ground rent.

ACCOMMODATION

Ground Floor Public House

Gross Frontage inc. Splay and Return	50'0"
Internal Width	32'2"
Pub Depth	39'3"
Built Depth	48'0" (max)
Area	Approx. 1,122 sq ft
Plus 3 WCs	

Basement

Area	Approx. 1,225 sq ft
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Total Area

Approx. 2,347 sq ft

TENANCY

The property is let on a full repairing and insuring lease to **S. W. Baldwin, R. C. Baldwin and Angel & Crown (Bethnal Green) Ltd as a Public House** for a term of 15 years from 24th October 2013 **(in occupation since approx. 2007)** at a current rent of **£37,500 per annum** exclusive.

Rent Reviews 2018, 2023 and 2028

£37,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Shranks – Tel: 020 7831 6677
Ref: J. Ticktum – Email: jt@shranks.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts