

6 WEEK COMPLETION



Photographs taken November 2009

SITUATION

Located at the junction with Bow Common Lane, adjacent to a **Corals (currently being fitted out)** and serving this residential area. The area is conveniently situated a short distance from East India Dock Road/Commercial Road (A13), Blackwall Tunnel Approach (A12) and Docklands with Devons Road DLR Station within close proximity.

PROPERTY

Forming part of a substantial recently completed mixed use development comprising a **Ground Floor Double Shop**.

ACCOMMODATION

Ground Floor Double Shop

Net Frontage		48'2"
Shop Depth		27'8"
Built Depth		40'8"
Sales Area	Approx	1,230 sq ft
Store Area	Approx	200 sq ft
WC		

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st January 2008 at a peppercorn ground rent.

£22,000 per annum

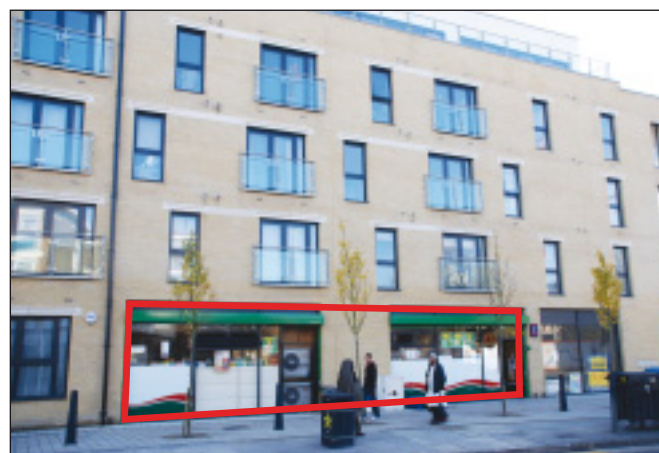
The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to **D. Khan as a Costcutter convenience store** for a term of 20 years from 3rd April 2009 at a current rent of **£22,000 per annum** exclusive.

Rent Reviews 2014 and 5 yearly

Note: There is a £8,250 rent deposit held.



VENDOR'S SOLICITORS
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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 £250 (including VAT) upon exchange of contracts