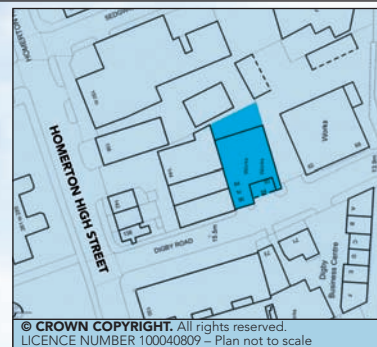


6 WEEK COMPLETION



SITUATION

Well situated just off Homerton High Street (A102), a short distance from Homerton Mainline Station, benefiting from excellent road links being close to A102(M) which leads to the Blackwall Tunnel and the Olympic Village, 7 miles north east of Central London.

PROPERTY

A two storey purpose built **Warehouse** with **Ancillary Offices** benefiting from roller shutter door access, hot air heating and parking for 3 cars.

ACCOMMODATION

Site Area Approx	6,400 sq ft
Ground Floor	
Warehouse plus Lobby & WC	GIA Approx 3,960 sq ft
First Floor	
Warehouse/Offices & WCs	GIA Approx 2,820 sq ft
Total GIA Approx 6,780 sq ft	

TENANCY

The entire property is let on a full repairing and insuring lease to Angela Maguire (Archive and Picture Library) for a term of 80 years from 25th December 1969 at a fixed ground rent of **£1,115 per annum** exclusive.

VAT is NOT payable in respect of this Lot

FREEHOLD

Valuable Reversion in approx. 39 years

**£1,115 per annum
with Valuable
Reversion in 39 Years**

The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**



VENDOR'S SOLICITORS
Eversleys, 363 Liverpool Road, London N1 1NL
Tel: 020 7607 0001. Ref: S Appleman Esq

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