



**SITUATION**

Located at the junction with Tudor Grove and being close to Mare Street (A107), lying diagonally opposite a **large Lidl Supermarket**. The property is situated approx. 1 mile north of Bethnal Green Underground Station (Central Line), just a short walk from London Fields Mainline Station and being approx. 4 miles north of central London.

**PROPERTY**

Forming part of a terraced building comprising **1 Triple Shop** and **2 Single Shops**.

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION**

**No. 22: Ground Floor Shop**

Not Inspected

**Nos. 24/26/28: Ground Floor Triple Shop**

Not Inspected

**No. 30 Ground Floor Shop**

Not Inspected

**TENURE**

**Leasehold for a term of approx. 984 years from 19th March 2015 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Erciyer Properties Limited** for a term of 999 years from 1st August 2000 at a current rent of **£1,250 per annum** exclusive.

**£1,250 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

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

**VENDOR'S SOLICITORS**  
Bude Nathan Iwanier - Tel: 020 8458 5656  
Ref: N. Iwanier Esq - Email: ni@bnlaw.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