



SITUATION

Located close to the junction with Brooksbank Street nearby a **Coral** and a **Tesco Metro** as well as variety of local cafés and restaurants. The property is situated approx. ¼ mile of Homerton Railway Station and ½ mile of Hackney Central, just a short walk of the open spaces at Well Street Common and approx. 2 ½ miles north-east of the City of London.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	10'6"
Internal Width	9'11"
Shop Depth	24'8"
Built Depth	32'4"
Kitchen & WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st October 2016 at a fixed ground rent of £100 p.a.

£13,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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



TENANCY

The property is let on a full repairing and insuring lease to **E. Baidoo as a Hairdresser** for a term of 15 years from 9th August 2016 at a current rent of **£13,500 per annum** exclusive.

Rent Reviews 2019 and 3 yearly

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose - Email: mr@carpentersrose.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