



## SITUATION

Located within this popular shopping centre being within 500 yards of Cambridge Heath Station (Overground) and 800 yards from Bethnal Green Station (Central Line) and amongst a host of local traders, all serving the surrounding area which is benefitting from residential regeneration. In addition, the property is very near to Mama Shelter and many local restaurants and traders.

## PROPERTY

A late Victorian mid-terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. There is a lessee's **Freezer** in the rear yard.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	16'1"
Internal Width	14'0"
Shop Depth	34'10"
Rear Store	6'0" x 7'6"

### First Floor Ancillary

1 Room	14'1" x 22'0"
Bathroom/WC	8'3" x 12'1"

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **H. Ince as a Grocer/Off Licence** for a term of 20 years from 17th December 2003 at a current rent of **£22,500 per annum** exclusive (**Valuable Reversion December 2023**).

**Note: On expiration of the lease there is Development potential to convert and add residential to the upper part, subject to obtaining possession and the necessary consents. The upper part of the adjoining property (No. 401) has been extended and converted into a 1,085 sq ft 2 bed maisonette with a roof terrace and recently sold for £720,000 (Source: Savills).**

**£22,500 p.a. with  
Development Potential**

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

RWK Goodman  
Tel: 020 7583 2222 Ref: Giles Littlewood  
Email: giles.littlewood@rwkgoodman.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**