

Lot 23

419 Roman Road,
London E3 5QS

GUIDE PRICE: £100,000



VACANT FREEHOLD SHOP PREMISES

This freehold terraced premises consists of a vacant lock-up shop unit of approximately 400 sq ft overall. The upper parts have been sold on a long lease and therefore the buyer of this unit will benefit from a ground rent from the flat above. We understand that the first floor is held on a lease of 99 years from 25/12/87 at a ground rent of £100. We understand that the shop premises benefits from A1/A2 usage and has until fairly recently been let at an annual rental income of £10,500 pa although this tenancy has since lapsed and accordingly the property is sold with vacant possession. The property will therefore be of interest to investment purchasers and owner/occupiers.

ACCOMMODATION

Retail shop area: approx 256 sq ft
Ancillary office including kitchen: approx 142 sq ft

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Tower Hamlets 020 7364 5000
Adopted Rateable Value: £6100 pa

VENDORS SOLICITORS

Mr M Stock
Stock, Fraser, Cukier
Berkeley House, 18-24 High Street
Edgware
Middlesex HA8 7RP
020 8952 5500

VIEWING TIMES

Through Joint Auctioneers, Messrs Look Property,
349 Roman Road, London E3 5QR 020 8981 9999
An EPC has been applied for in relation to this lot

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■