



128-130 HIGH STREET, NORTH EAST HAM, E6 2HT

SUMMARY

- Well located freehold shop and residential investment
- Shop let to Iceland Foods Ltd with 3% p.a. rental increases until 2027 (sublet to current tenants)
- Includes 2 separately let flats with planning permission for the construction of 5 flats above
- Shop accommodation extends to approx. 6,991 sqft
- Located 250 metres from East Ham Underground Station
- VAT is applicable

DESCRIPTION

The property is arranged on ground and two upper floors to provide a ground floor supermarket with storage and ancillary accommodation on the first floor. There are two self-contained flats on the second floor.

The upper floors benefits from planning permission (Ref: 19/01374/FUL) for the proposed alteration and construction of first, second and third floor extensions at front and rear elevations to create 3 x two bedroom, 1 x three bedroom and 1 x one bedroom flats including cycle storage and amenity space.

SCHEDULE OF ACCOMMODATION

The following breakdown indicates the retail area of the unit:

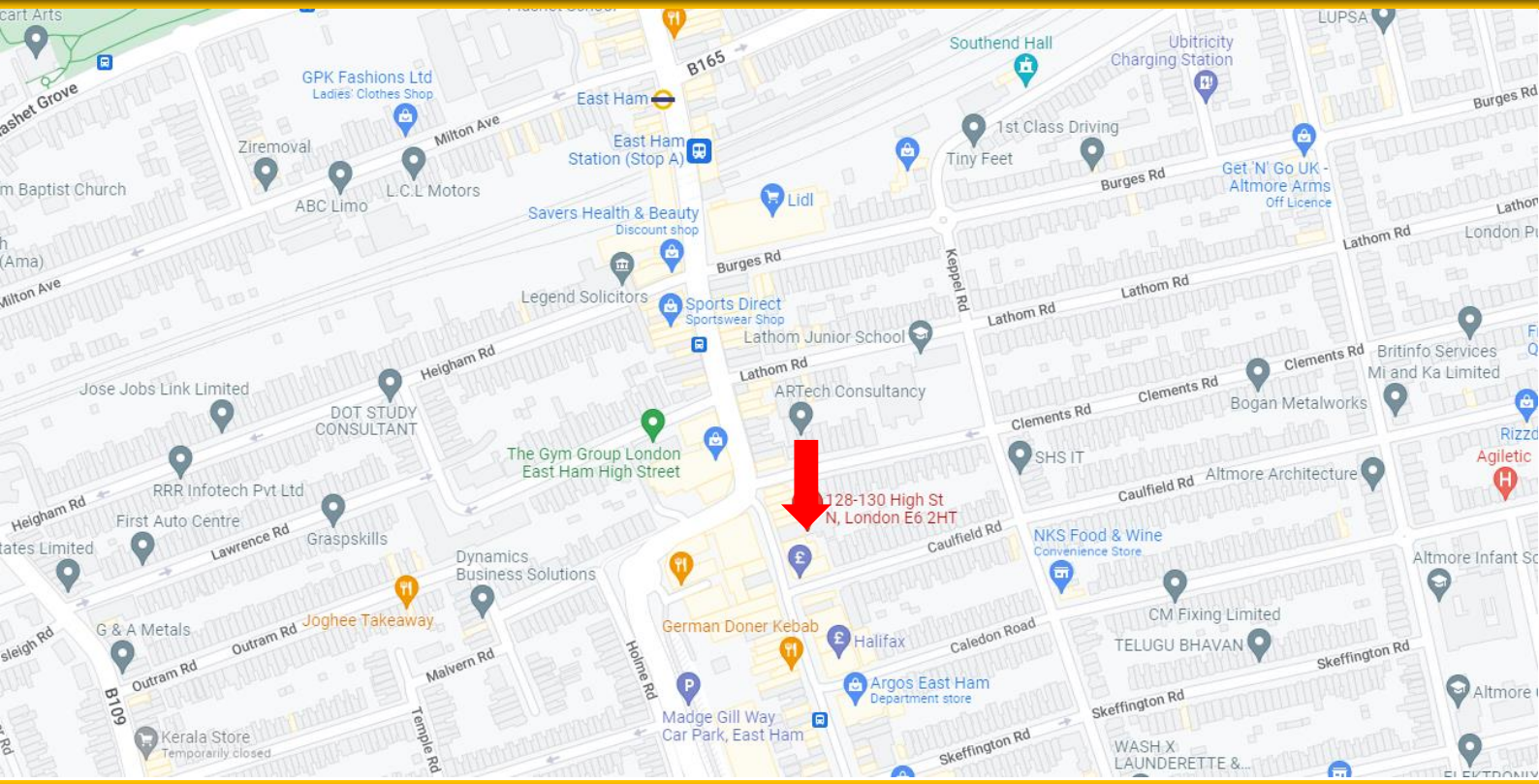
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Space	365.87	3936.8
First	Internal Storage	283.9	3054.8
Second Floor	Two Flats		
Total:		649.77	6991.6

LOCATION

East Ham forms part of the London Borough of Newham and is located 7 miles east of the City of London, midway between West Ham and Barking. Road connections are good with the A13 lying to the south and the A406 (North Circular Road) running parallel to the east. East Ham Underground and East Ham Station (District and Hammersmith & City Lines) are both within 250 metres of the property.

The property is situated on the east side of High Street North, between its junctions with Clements Road and Caulfield Road.

Occupiers close by include Holland & Barrett, KFC, The Works, HSBC, Wilko, JD Sports and WH Smith amongst many others



LEASE TERMS

NO:	PRESENT LESSEE	LEASE TERMS	CURRENT RENT £PA	NEXT REVIEW/ REVERSION
128-130	Iceland food stores (sublet to current tenants)	25 years and 3 months from 01.04.2002 Rent increases annually on 1st July by 3% per annum FR & I	£158,793 p.a.	Annual rent increase 01/07/22
128A and 128B High Street North	Abslett Properties Ltd	12 months from 01.04.2018	£19,800 p.a.	Reversion 2022
		TOTAL	£178,593 p.a.	

TENURE

Freehold £2,900,000

VAT

VAT is applicable

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500

E-mail: Ankur@monarchcommercial.co.uk

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