



On the Instructions of the Joint receivers at Fraser Real Estate

Prime Retail Investment &

&

2 x 3 bed flats

(By way of 3 separate tenancy agreements)

FREEHOLD FOR SALE

150-152, 150a & 152a
High Street North
East Ham E6 2HT



Location:

The property is situated in a prime busy location on the east side of High Street North within a very busy parade, adjacent to **Cancer Research, Greggs Bakers** and opposite **Wilko** and **SBI UK Bank**. The premises are a short walk to **East Ham** underground station (**District Line**) and therefore benefits from a very busy footfall.

Description:

Arranged as mid-terraced mixed-use property trading as a pharmacy on the ground floor with 2 x self-contained 3 bed flats accessed from the rear of the property.

150 & 152 High Street North

Size of Retail (According to VOA)

Retail Area	213 m2	2293 sq. ft
Basement storage	78 m2	840 sq. ft

Tenancy Details

Double shop unit ‘Pharmacy’ (flats not part of shop lease)

150 & 152 High Street North (shop only) held on a FRI lease for a term of 20 years from Dec 2009 at a yearly rent of £95,000 pax subject to 5 yearly rent reviews.

N.b Presently the pharmacy tenant is paying a reduced rent by way of monthly payments to the equivalent to **£60,000 pax**.

Residential 2 x 3 bed maisonettes

(N.b separately rented not part of shop lease)

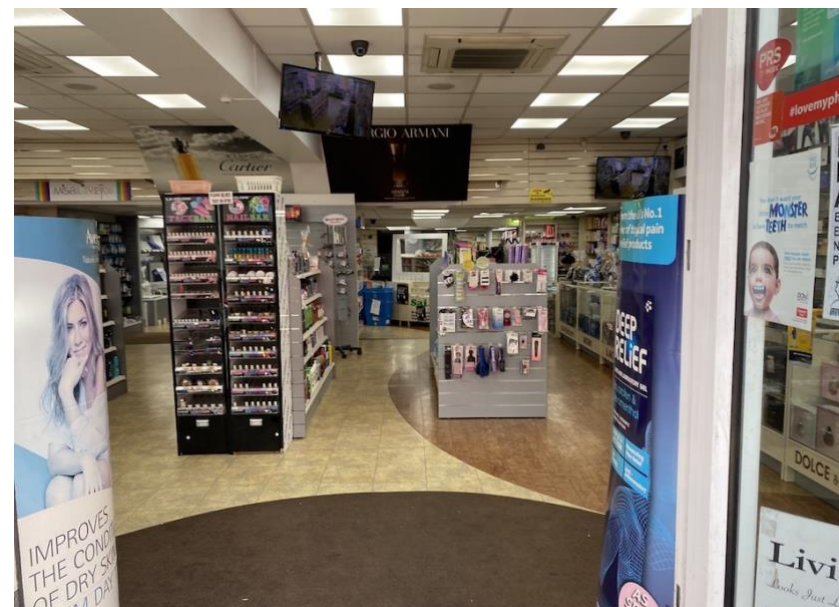
150a comprising 3 bedrooms, lounge & kitchen, rented by way of an on AST at **£1300 PCM**

152a comprising 3 bedrooms, lounge & kitchen, rented by way of an on AST at **£1400 PCM**

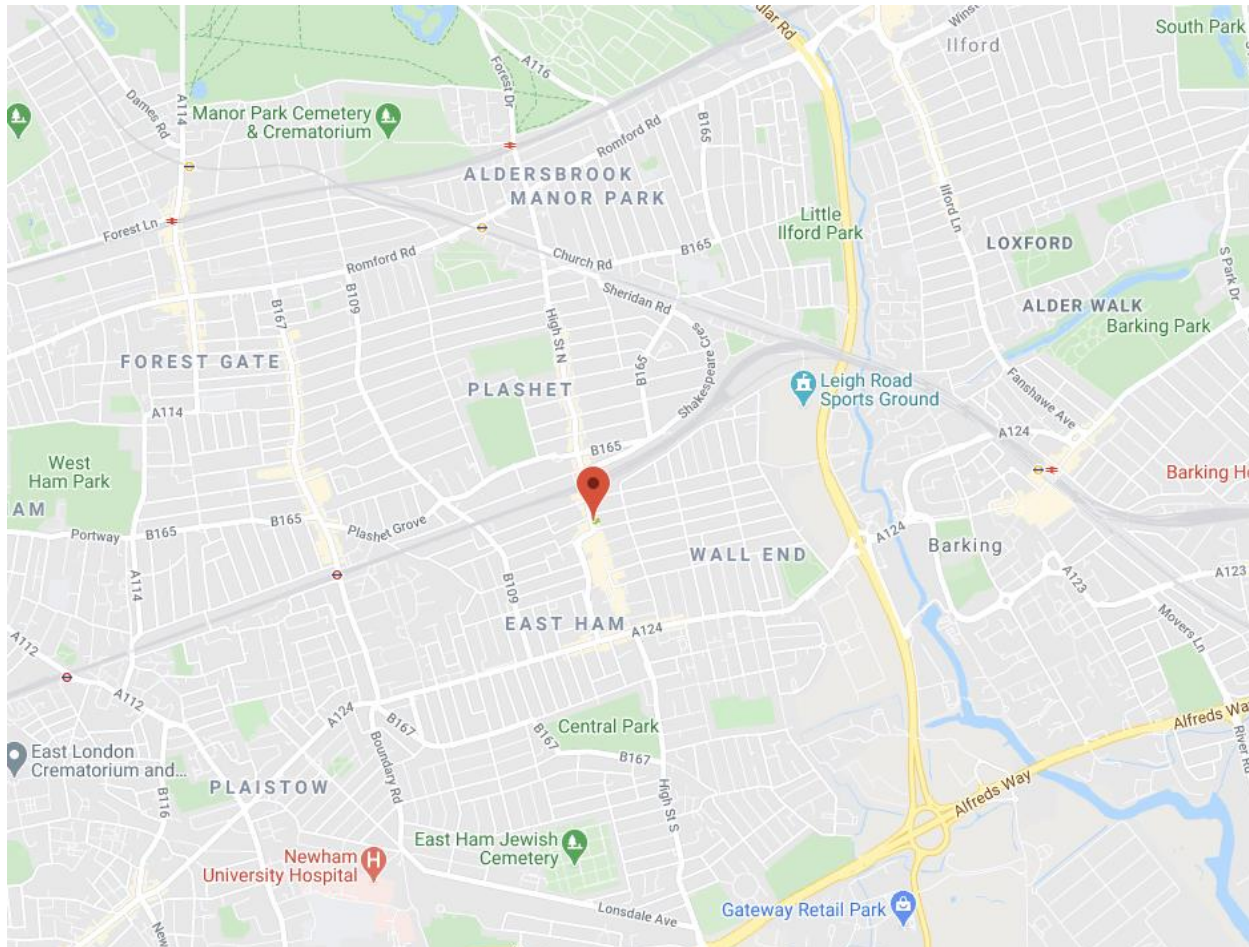
Total annual rent from flats - £32,400 pa

Both flats are in a fair state of repair and are accessed from the rear of the property by way of a service passage.

Current combined total rental income being received is **£92,400 pax**
(full rent potential is £127,400 pax)







Price:

Offers are sought in excess of **£1,400,000**, subject to contract for the freehold interest.

Legal Costs

Each party to pay their own cost.

Viewing

Strictly by Appointment only via sole agents

Jason Grant - 020 8506 9900 / 020 8506 9905

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