

# Fully Rented Shop & 3 Bed Flat FOR SALE

*7 & 7a Mulberry Way, South  
Woodford London E18 1EB*

- Freehold
- Fully Rented
- Opposite Sth Woodford Train Station
- Individually Rented
- Total income - £52,000 pax
- Price - £800,000



**Location:**

Situated in a suburban area within the London Borough of Redbridge on the southside of Mulberry Way (B168), close to the junction of George Lane & close to South Woodford Underground Station on the Central Line, providing convenient access to central London. The area is known for its mix of residential and commercial spaces, including shops, cafes, and local businesses along George Lane and around the station area. At the end of Mulberry Way there is C Convenient access to A406 which links to the M11 & M25 motorways.

**Description:**

Comprising a retail unit on the ground floor and basement commercial areas together with a 3-bed maisonette accessed from the rear via a private walkway

**Tenure:** Freehold subject to existing tenancies

**Tenancy information:**

Address	Present Lessee	Accommodation GIA	Lease terms	Current Rent	Next Rent Review
7 Mulberry Way, E18	Hexagon Plumbing & Electrical Ltd	Ground - 79.5 m2 Basement - 9.9 m2	10 Year FRI from 1st April 2023	£22,000 pax	Apr-28
1st & 2nd Floor 7a Mulberry Way E18	Mr. Iqrar Khan of Orbital Homes Ltd	Self-Contained 3 bed maisonette	AST July 2023	£30,000 pax (£2500 pcm)	

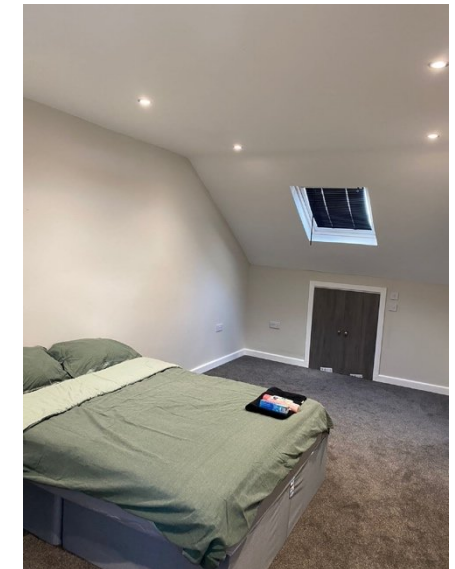
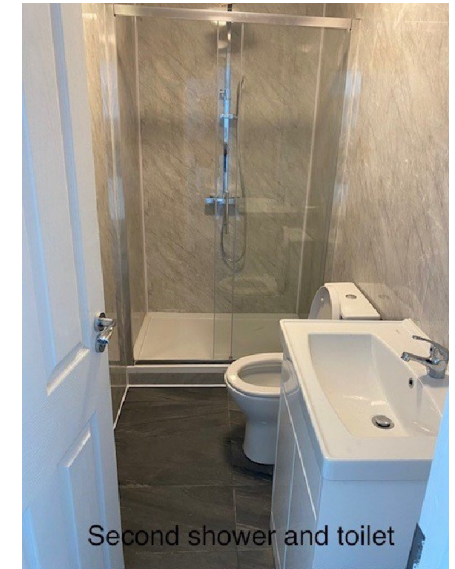
**Total Combined rental income - £52,000 pax**

**Price**

Offers sought in the region of **£800,000**, subject to contract and existing tenancies as above for the freehold interest. A purchase at this level will equate to a net investment yield of 6.24% and a gross investment of 6.5%

**VAT:**

The property is not elected for VAT



Maison  
VUE

Mulberry Way, E18

GROSS INTERNAL AREA  
187.1 sq m / 2013 sq ft

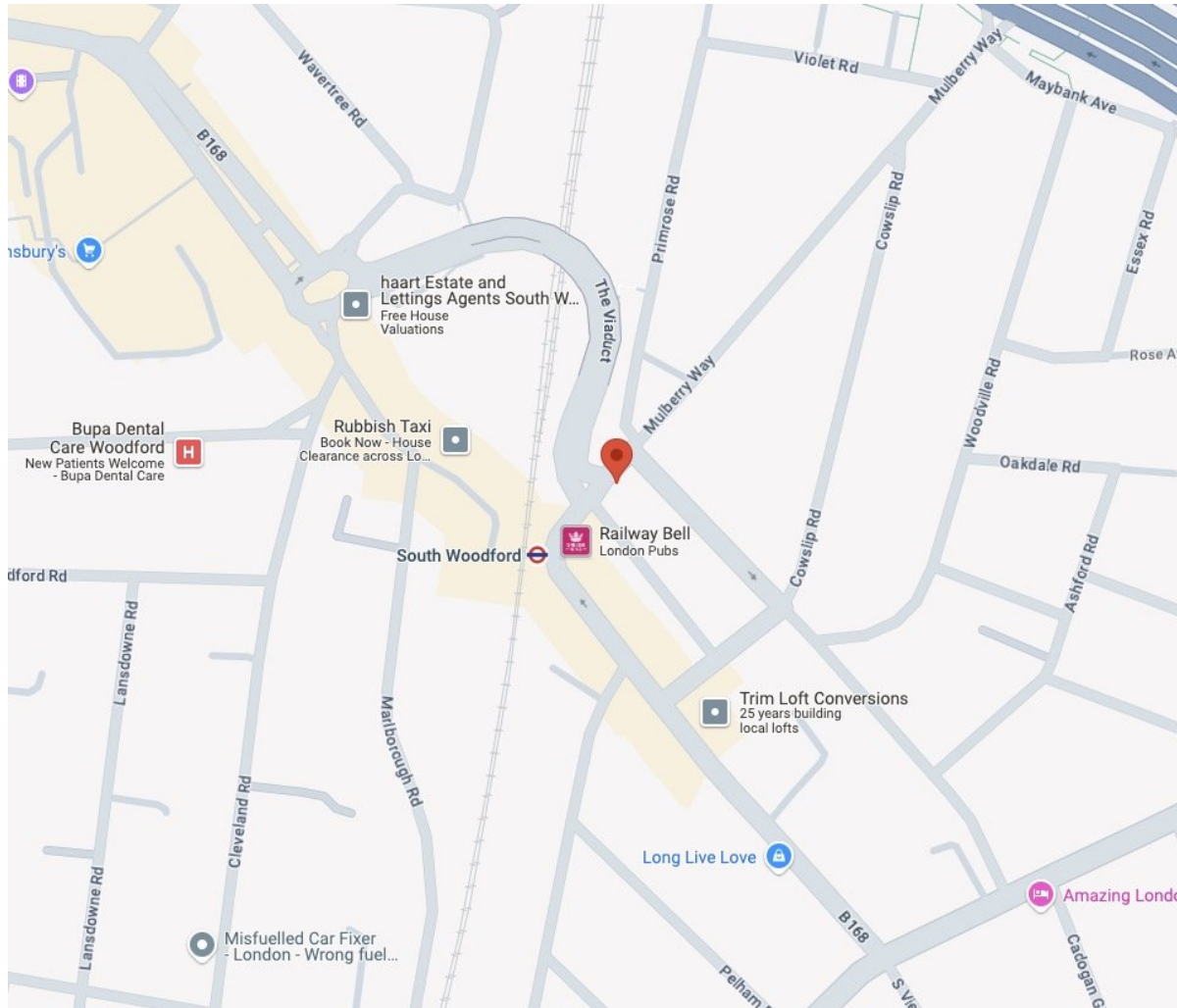


GROSS INTERNAL AREA (GIA)  
The footprint of the property  
187.1 sq m / 2013 sq ft

TOTAL STORAGE SPACE  
Storage and warehouse total area  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Veranda etc.  
45.3 sq m / 487 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9m  
1.7 sq m / 18 sq ft

**Legal Costs:**

Each party to pay for their own legal fees

**Anti-Money Laundering**

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing strictly by appointment via sole agents**

**Jason Grant**

**020 8506 9900**

**020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900