

Ref: F109

FOR SALE

Long Leasehold Investment



**Unit 35 Forest Business Park.
Argall Avenue, Leyton,
London, E10 7FB.**



LOCATION: The property is situated in Forest Business Park, off of Argall Avenue, Leyton. Argall Avenue is accessed via Argall Way which in turn joins up to Lea Bridge train station and Lea Bridge Road (A104). Directly off of Lea Bridge Road, Orient Way provides access indirectly to the A12 New Road for which you get in and out of the City and West End, and to the North Circular and M25.

DESCRIPTION: We are delighted to offer For Sale this long leasehold investment currently with 63 years left to run at peppercorn ground rent. The leaseholder can extend the lease by a further 26 years if they wish to create an 89 year long leasehold interest.

The property has been let and income producing to Stapletons who have been trading there for approximately 20 years with a current annual rental income of £37,692 p.a.x., with a rent review due in April 2024 and lease to expire April 2029. The site is around 10,000 sqft (not measured).

Service charge: approximately £1,632.40 p.a.

Insurance Charge: £2,234.42 p.a.

The property is offered For Sale on assignment of the existing lease.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

AMENITIES:

- **LONG LEASEHOLD INVESTMENT**
- **CURRENTLY 63 YEARS UNEXPIRED WITH OPTION TO EXTEND BY A FURTHER 26 YEARS.**
- **PEPPERCORN GROUND RENT**
- **LET AND INCOME PRODUCING FOR APPROXIMATELY 20 YEARS**

PRICE: £725,000 Long leasehold.

RATES: £22,418 p.a. payable

SERVICE CHARGE: Approximately £1,632.40 p.a.

INSURANCE: £2,234.42 p.a.

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING: Strictly by appointment

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IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.