



FOR SALE - VIRTUAL FREEHOLD CLASS E INVESTMENT

45 Chatsworth Road, London E5 0LH

Class E premises 620 sq ft NIA + 27 sq ft storage

Current income of £27,500 pax

Price Offers in the region of £330,000 for the virtual freehold retail investment

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

45 Chatsworth Road, London E5 0LH

Class E premises 620 sq ft NIA + 27 sq ft storage



Location

The property is located on Chatsworth Road, near to the junction with Glenarm Road. The street has improved over the years to provide a selection of established brands and boutique operators. Locally, the area is predominantly residential and benefits from being situated approximately 600 metres from Homerton Station.

Neaby amenities include Homerton University Hospital and Hackney Marshes.

Description

The unit is arranged over ground floor and basement, with a half landing in between where the kitchenette is. The basement has good ceiling height and is currently used as trading space for treatment rooms by the tenant.

Tenure

999 years long leasehold at a peppercorn ground rent.

Price

Offers in the region of £330,000, which represents a Net Initial Yield of 8.04%, after deducting purchaser's costs.

Building Type

Class E use.

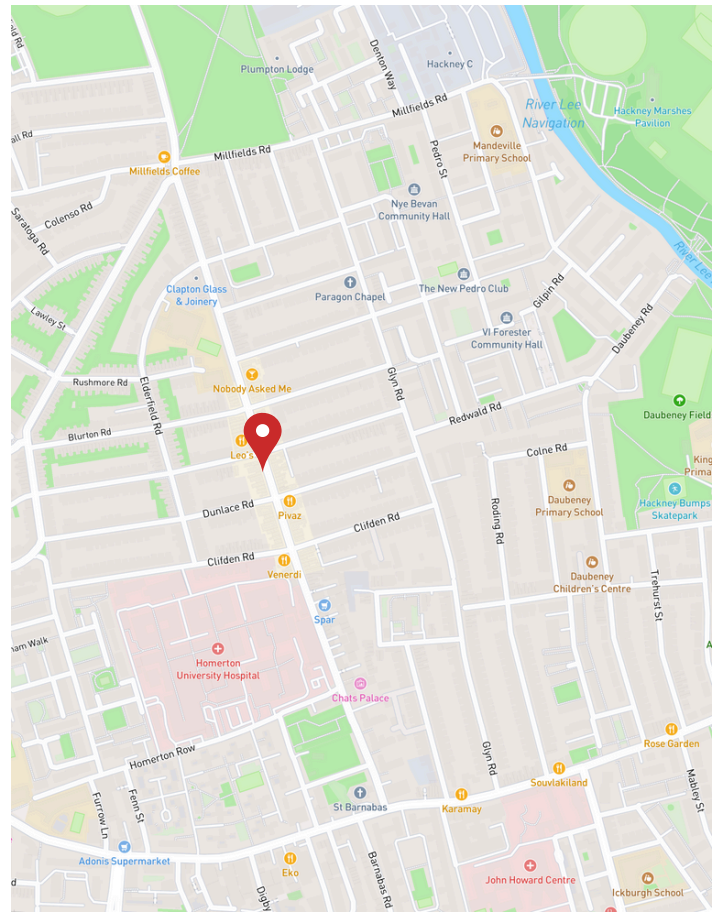
VAT

The premises are not elected for VAT.

EPC Rating B-27

Tenancy schedule

Address	Tenant	Use	Size	Lease start	Lease end	Next review	Rent
45 Chatsworth Road	Individual	Class E	252 sq ft Ground floor 34 sq ft Half landing 334 sq ft Basement 27 sq ft Basement storage	12/08/2017	11/08/2032	12/08/2027	£27,500
Total			620 sq ft + 27 sq ft basement storage				£27,500



Contact Owners Sole Agents

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

