

## SHOP FOR SALE

160 HERMON HILL, LONDON, E18 1QH

469 SQ.FT ( 43.57 M<sup>2</sup> )



### Key Features

- A3/A5 consent
- Long unexpired term

### Viewing

Strictly by prior appointment with joint sole letting agents Taylor Freeman Kataria and Brian Thomas.

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### Location

The property is situated within a local parade of retail shops towards the northern end of Hermon Hill (A113) which in turn leads to Charlie Brown's roundabout, whereby the A406 North Circular can be accessed from. South Woodford Station is located 0.3 miles from the demise providing direct links via the Central Line to London Liverpool Street and surrounds. On-street parking is available on nearby roads.

### Accommodation

Ground floor restaurant/take-away unit with stores and an external yard providing rear access, WC and additional storage accommodation.

Sales Area	359 sq.ft ( 33.35 m <sup>2</sup> )
Rear Store	39 sq.ft ( 3.62 m <sup>2</sup> )
External Store	71 sq.ft ( 6.60 m <sup>2</sup> )
<b>Total</b>	<b>469 sq.ft ( 43.57 m<sup>2</sup> )</b>

### Lease Terms

The property is let on a Full Repairing and Insuring Lease for a term of 20 years commencing May 2012 thus having an unexpired term of circa 12 years. We understand there to be rent reviews on a 5 yearly pattern and the current rent passing to £13,000.00 per annum exclusive.

We are advised that the upper parts comprise a 2 bedroom split level maisonette and we are currently awaiting confirmation of the unexpired term and the ground rent arrangement.

### Price

Offers are sought in the region of £275,000.00 subject to contract for the benefit of the freehold leasehold interest and the existing tenancies in place.

### Rates

Rateable Value	£8,700
UBR 2019/2020	49.1p
Rates Payable	£4,272
The Tenant here is responsible for Business Rates. Any further enquiries should be re-directed to The London Borough of Redbridge Council on 020 8708 4357.	

### VAT

Value Added Tax is applicable in respect of this property. Further details are available on request.

### Service Charge

A service charge may be applicable in respect of this property. Further details are available on request.

### Energy Performance Asset Rating

F

130

This is how energy efficient this building is

### Legal Costs

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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