

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

10,000 Sq Ft (929 Sq M) £695,000 Long Leasehold

FOR SALE

Long Leasehold Investment

Key Features

Long leasehold investment

Currently 63 years left to run at peppercorn ground rent with option to extend by a further 26 years.

Peppercorn ground rent

Let and income producing for approximately 20 years

Property Description

We are delighted to offer For Sale this long leasehold investment currently with 62 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 88 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 £43,721 p.a.x., with a lease to expire April 2029. The site is around 10,000 sqft (not measured).

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

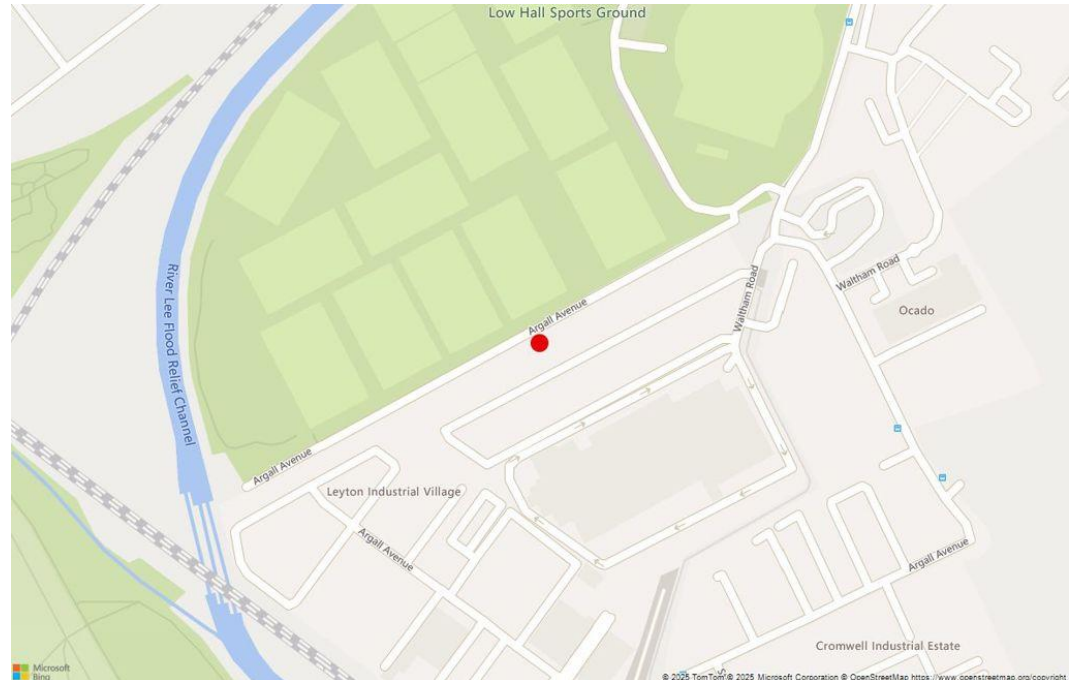
Insurance Charge: £2,234.42 p.a.

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

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.

Terms



For Sale Long Leasehold 62 years unexpired

Price

£695,000

Service Charge

Approximately £1,632.40 p.a.

Insurance charge: £2,234.42

Rates Payable

£33,754

EPC Rating

TBC

Referencing/AML

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and AML checks upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.

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



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