

## FOR SALE

**32 Chatsworth Road,** London, E5 OLP

998 sq ft

Long Leasehold retail investment





# **Description**

This is an ideal opportunity to secure a long leasehold investment in one of the most desirable commercial and residential locations in Hackney.

The existing lease is £33,000 per annum exclusive, the current 15-year lease expires October 2030, with no rent deposit, no landlord or tenant break options, 3-year rent reviews (the current rent review, due October 2024, is outstanding and due for negotiation). The service charge and business rates (currently £8,483) are paid by the tenant. The annual ground rent of £400 per annum is payable by the long leaseholder. The sale is not subject to VAT.

The current tenant is Keatons Estate Agents Ltd (https://www.keatons.com)

#### Location

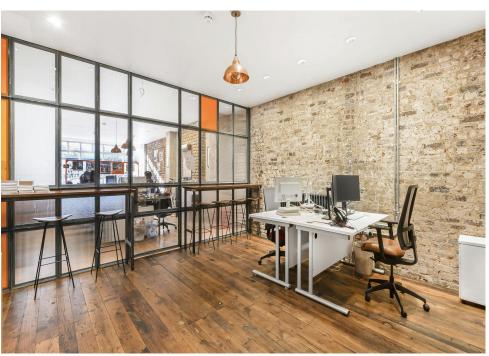
32 Chatsworth Road is located in a highly desirable and diverse area. A range of local boutique shops trade in this popular location and a Co-Op supermarket is located in close proximity.

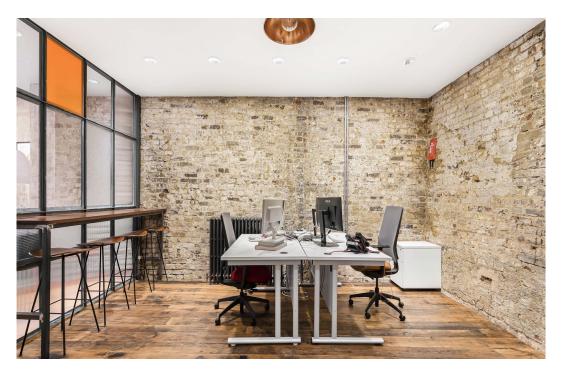
Chatsworth Road connects to Lea Bridge Road (A106) and Homerton High Street (B112). Homerton London Overground Station is within ten minutes' walk.

## **Key points**

- Total ground floor space 998 square feet
- Established and desirable residential and commercial location in Hackney
- Popular mixed and diverse retail parade
- £500,000 Long Leasehold sale 999 years from 29th September 2005
- 6.6 per cent gross yield before costs based upon a current rental income of £33,000 per annum
- Current tenant : Keatons Estate Agents
- Rent review outstanding due October 2024
- Close to Homerton London Overground Station













#### Accommodation

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 998   | 92.72 | Available    |

# Iftakhar Khan



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Viewing & Further Information

### Rents, Rates & Charges

| Price          | £500,000         |
|----------------|------------------|
| Rates          | £8,483 per annum |
| Service Charge | £832 per annum   |
| VAT            | Not applicable   |
| EPC            | E (108)          |

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