



FOR SALE

**32 Chatsworth Road,
London, E5 0LP**

998 sq ft

**Long Leasehold retail
investment**



VIDEO TOUR

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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

Viewing & Further Information



Iftakhar Khan
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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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