

PRE LET INVESTMENT OPPORTUNITY LET TO PADDY POWER



FOREST GATE, LONDON E7 CIRCA 1500 SQ FT – GROUND FLOOR

- Location:** Situated on Katherine Road, Forest Gate on the corner with Stafford Road.
- Description:** Comprising a former Public House which has been pre let to Power Leisure Bookmakers Limited – t/as Paddy Power as per the Lease terms below and subject to obtaining A2 use and a betting licence.
- Lease Terms:** To be let on a new 20 year Lease (Full Repairing and Insuring) within the Landlord and Tenant Act at a commencing rental of £38,000 pax, subject to 5 yearly upward only rent reviews.
- The Lease to provide a tenant only break at the end of the 10th year of the term on six months prior notice.
- Terms:** Offers are sought in the region of £600,000 for the long lease interest in the property.
- Tenure:** A 999 year Lease.
- Enquiries:** Via Claridges Commercial – 0845 205 0007