



**INCOME PRODUCING MIXED USE
INVESTMENT**

FOR SALE

**8 & 8a REDBRIDGE LANE SOUTH
REDBRIDGE
IG4 5NX**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The property is located at the southern end of Roding Lane South in a busy secondary location close the junction with Redbridge Lane East and approximately 100 metres from the Redbridge roundabout.

This location has superb road connections with Southend Road A1400 leading on to North Circular Road A406 close by as well as M11 and A12 accessed off of the Redbridge roundabout.

Redbridge Central Line underground station (Zone 4) is moments away providing the following approximate journey times:

Liverpool Street – 18 minutes

Oxford Circus – 28 minutes

The immediate area is also served by the following bus routes:

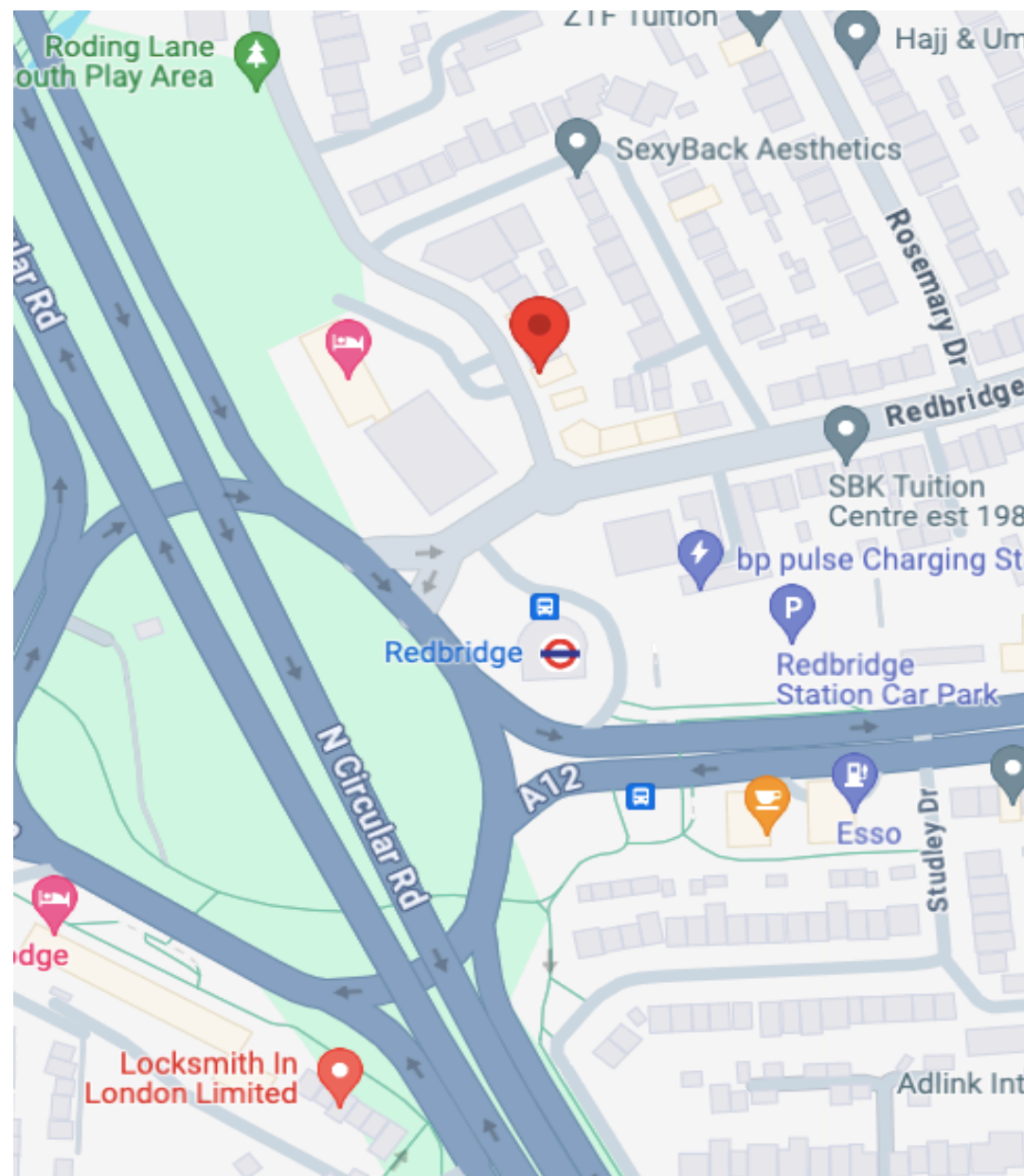
66 – Romford Station to Leytonstone Station

145 – Dagenham ASDA to Leytonstone Station

366 - Redbridge to to Beckton Bus Station

N8 – The Lowe Hainault to Oxford Circus Station

Information provided by TfL



Accommodation

The building comprises of a ground floor shop together with a first floor 2x bedroom apartment to be sold subject to the following Tenancies:

Ground floor

A commercial unit under use class E of c688 sq.ft. (c63.89 sq.m.)* let to Artful Blend Limited (guaranteed by Mr N Punj Esq) at a rental of £13,200 pax for a term of 15 years to expire 31 August 2036 outside the 1954 L & T Act subject to 5 yearly rent reviews. Next rent review 1 September 2026.

We are of the opinion that the estimated rental value (ERV) is in the order of £15,500-£16,000 pax.

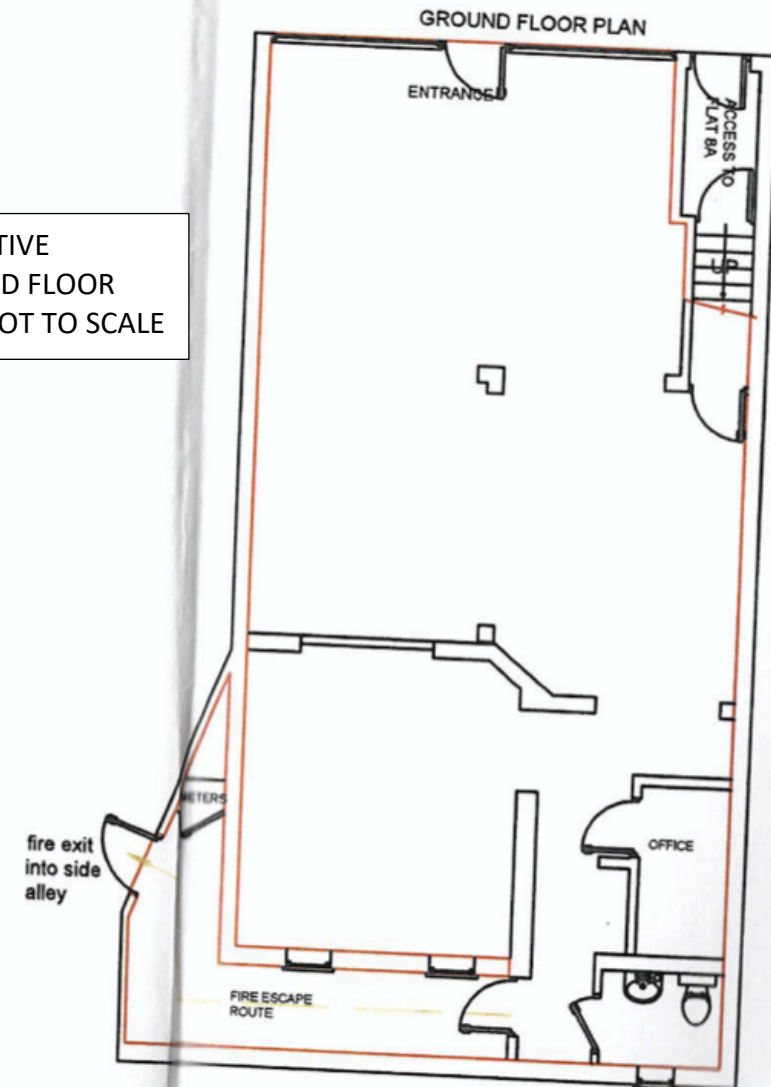
* Floor area taken from VO website.

First floor

Comprising of a self contained 2x bedroom apartment with front access and let by way of a 12 month Assured Shorthold Tenancy (AST) to Mr N Punj at a rental of £1,150 pcm. We understand the flat has been sublet.

We are of the opinion that the current market rent for a flat of this nature is in the order of £1,500 pcm.

INDICATIVE
GROUND FLOOR
PLAN NOT TO SCALE



Terms

Tenure

Freehold. Offers are sought in excess of £450,000.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

EPC

Ground floor shop - 65C, first floor apartment - 55D

Legal costs

Each party to be responsible for their own legal costs incurred.

Agency costs

The purchaser will be responsible for Adam Stein & Co. Ltd fees based on 1% of the sale price plus VAT payable on completion.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via sole agents as above.



ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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