



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**10-16 Burnside Avenue & The Gardeners Arms
Chingford E4 8YJ**

**FULLY LET PUBLIC HOUSE & PARADE OF SHOPS
FOR SALE**

Summary

- Freehold commercial investment for sale with income from four individual tenants
- Opportunity comprises a three storey public house (The Gardeners Arms) and a parade (x 3) of single storey retail units
- Properties are fully let and producing a total income of £71,200pax from 6,199sqft (NIA)
- Site offers buyers reliable income stream and future development potential should vacant possession be obtained (subject to necessary consents)
- We are guiding at £1,000,000 for the freehold interest, equating to 7.12% and a low capital value rate of £161psf

Description

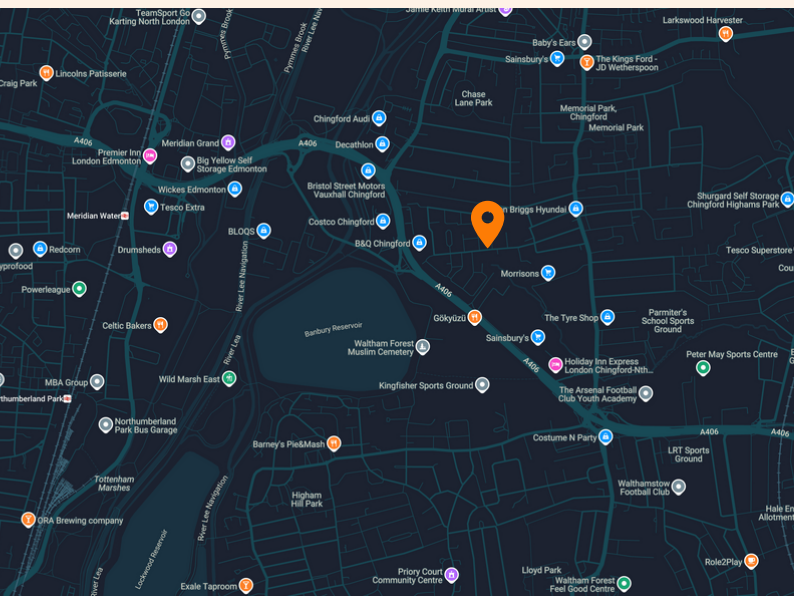
Opportunity to purchase income producing commercial site, comprising a pub and retail parade that is split into three self-contained units.

The pub extends 3,133sqft (NIA) and is laid out over three floors. A lease is in place with 'Blackways Ltd' paying £28,500pax (£9psf). They have occupied since 1996 and their lease runs until June 2046.

Adjoining the pub is a single storey parade of 3 x shops. These units extend 3,066sqft (NIA) in total.

Properties are occupied by three individual FRI leases paying £42,700pax (£14psf) collectively.

Occupational tenants include a fish and chip shop, convenience store and Indian takeaway. Shop leases expire in November 2027, with all leases on the site taken inside the 1954 L&T Act.



Location

Three retail units (10-16) are located on Burnside Avenue and The Gardeners Arms Public House is at junction with Ching Way and Burnside Avenue.

Properties are well located in South Chingford, just off the North Circular Road (A406).

Chingford is a popular suburban town in east London, within the London Borough of Waltham Forest. Buckhurst Hill, Walthamstow and Edmonton surround the local area.



Tenancy Schedule

Property	Tenant	Area	Rent (pa)	Lease Start	Lease End
10	Huseyn Nas & Hatice Nas	698	£6,700	20/11/2012	19/11/2027
12-4	Musa Karakoc	1,607	£23,000	21/11/2012	20/11/2027
16	Mohammed Ali Masum	761	£13,000	01/12/2012	30/11/2027
Gardeners Arms	Blackways Ltd	3,133	£28,500	01/07/1996	June 2046
Totals	x 4 leases	6,199	£71,200	n/a	n/a

Further Information

All **leases** are **available on request** through **Henshall & Partners**, who are instructed as sole selling agents.

Terms

We are guiding at **£1,000,000** for the **freehold interest**, equating to **7.1% gross yield** on the existing income and an attractive capital value rate of **£161psf**.



CONTACT US

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