



Substantial Mixed-Use Investment – Freehold For Sale

Fully Rented – (Full Vacant Possession may be possible)

Restaurant with Banqueting Hall
1 x 2 Bed Flat & 1 x 3 Bed Duplex Flat

Total Rental Income - £83,520 pax

427 High Street North, Manor Park, London E12 6TL

Location:

Occupying a prominent corner position at the junction of High Street North & Halley Road, this bustling commercial hub features a variety of shops, eateries, and local businesses. Notably, Hyderabad Paradise, located at this address, is renowned for its authentic Hyderabadi cuisine located in a lively area that combines cultural diversity with a wide range of amenities, making it a notable part of East Ham's community landscape.

It is well-connected by public transport. Several bus routes, including the 101, 104, 147, 238, 300, 325, 376, and 474, serve the area, with multiple stops along the street. The nearest train station is East Ham Station, offering access to the District Line, facilitating convenient travel across London.

Description:

Comprising a Restaurant with basement storage, a banqueting hall, a 1 x 2bed flat and a 1 x 3bed duplex flat both independently rented see rental schedule below:-

Tenure: Freehold subject to existing tenancies, (N.B Full vacant possession may be available)

Tenancy information:

Rental Schedule - 427 High Street North, Manor Park, London E12 6TL					
Accommodation		Size	Lease Term	Reviews	Rents
Restaurant & Kitchen		86 m ²	15 Years from July 2019	Every 3 years	£45,120.00
Banqueting Hall (100 seating)		88 m ²			
Basement		36.36 m ²			
Flat above Restaurant	2 Bed Flat	54 m ²	Yearly AST		£17,400.00
Flat above Banqueting Hall	3 Bed Duplex	93 m ²	Yearly AST		£21,000.00
					£83,520.00

Price

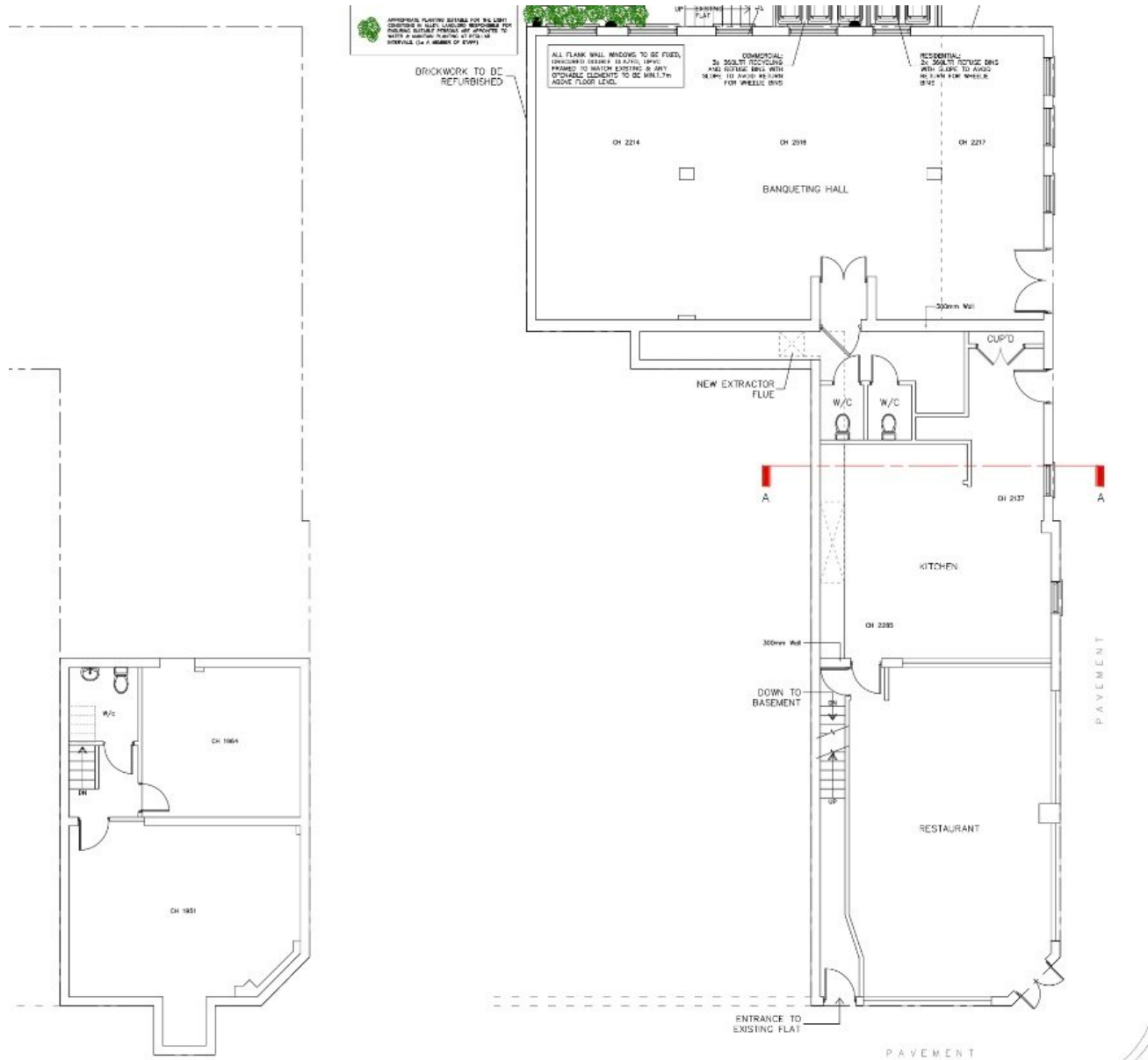
Guiding at **£1,250,000**, subject to contract and existing tenancies as above for the freehold interest.

(**N.b** A purchase at this level will equate to a net investment yield of 6.4% and a gross investment of 6.7%)

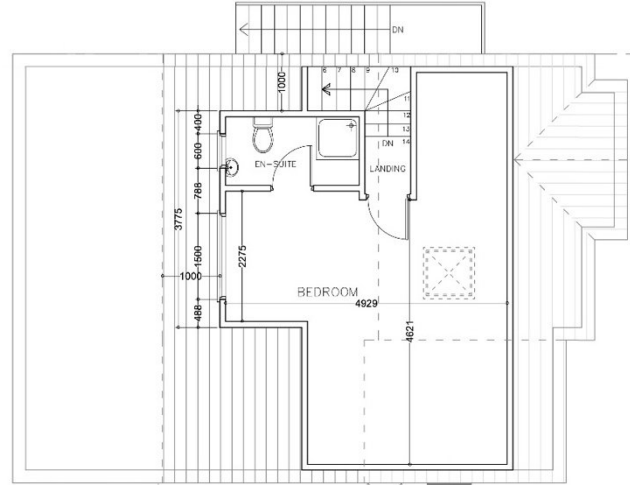
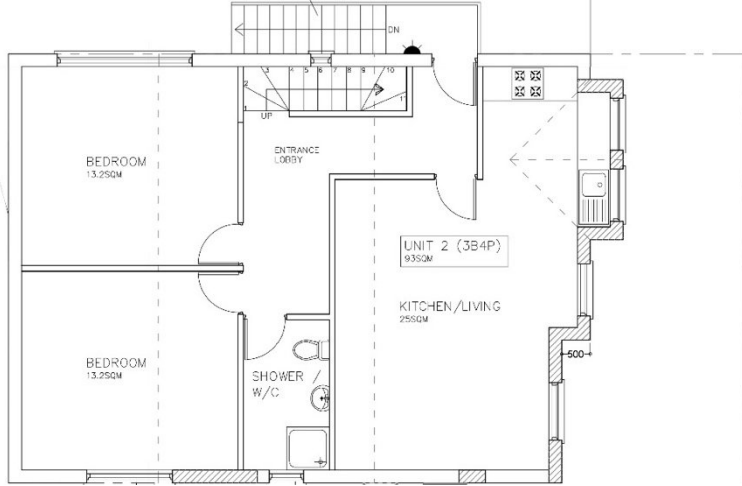
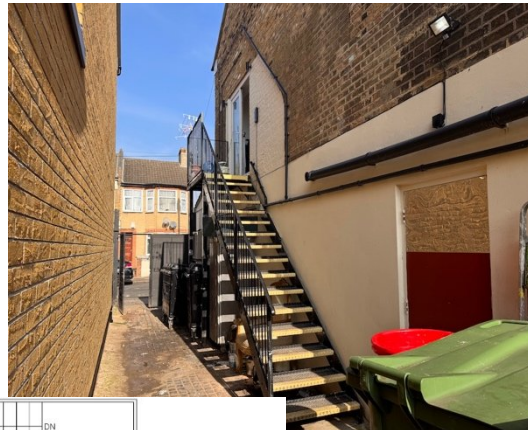
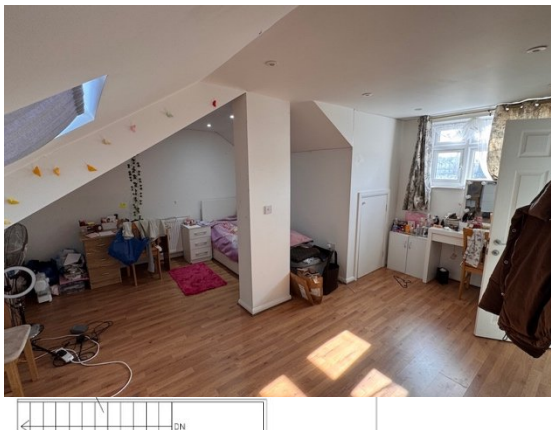
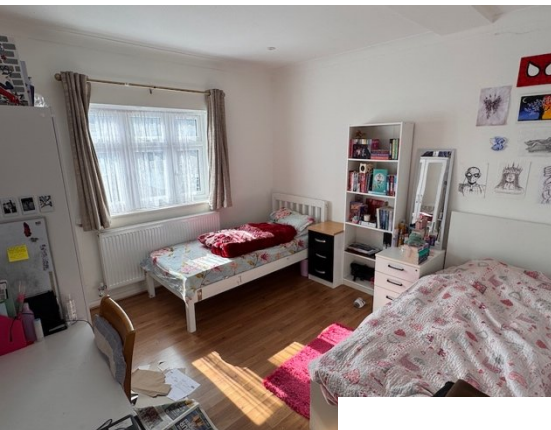
VAT:

The property is not elected for VAT

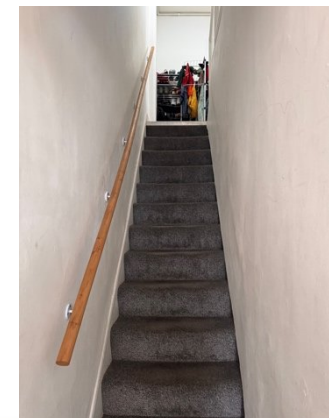
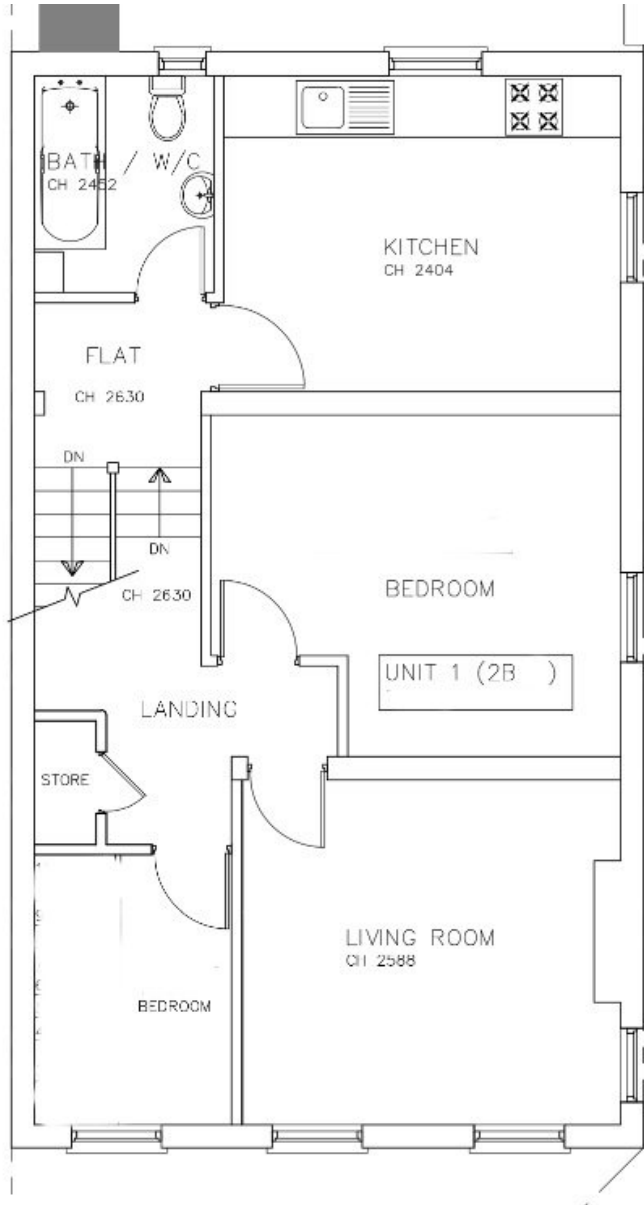


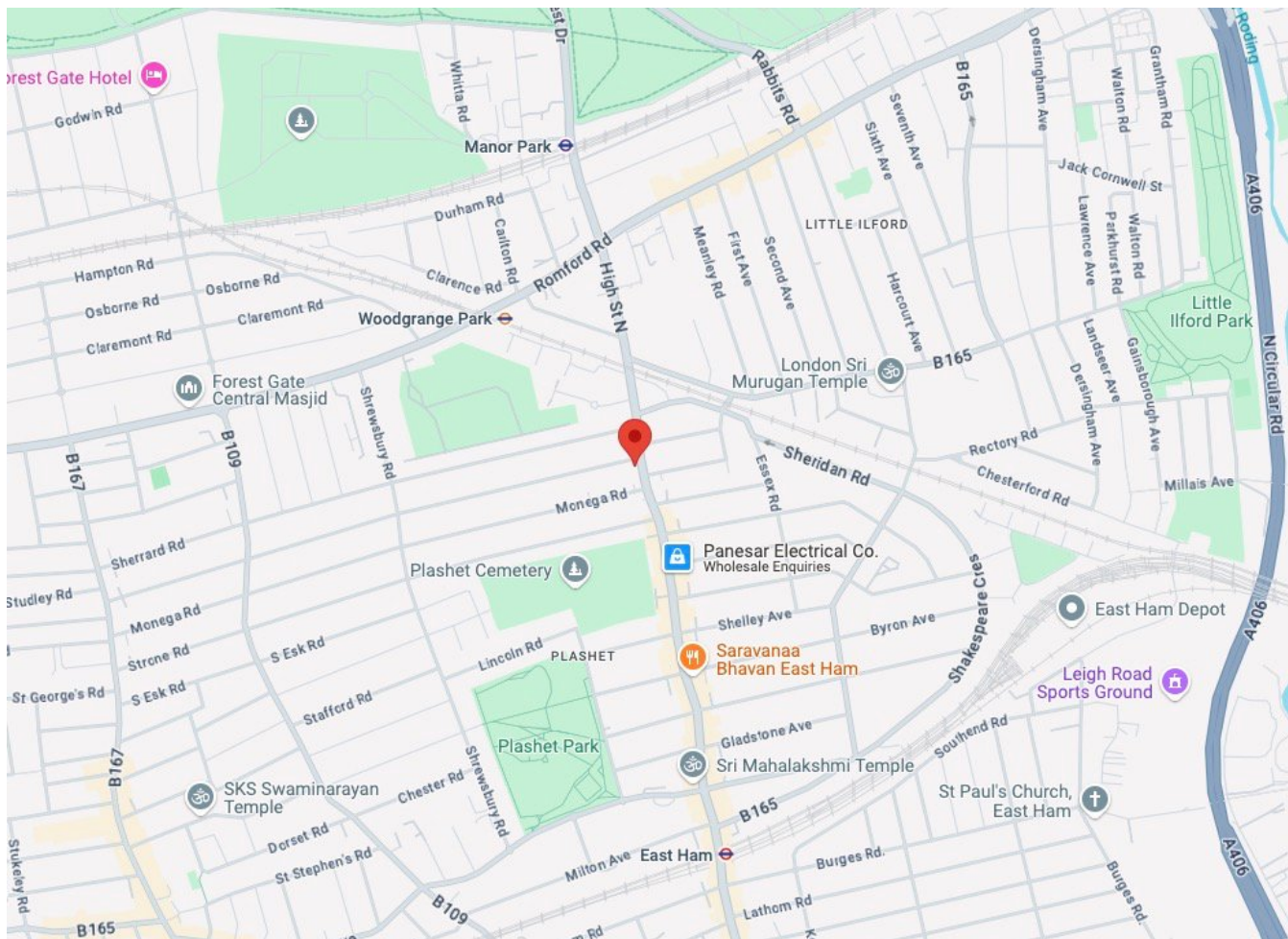


3 Bed Duplex above Banqueting Hall



2 Bed Flat Above Restaurant





Legal Costs:

Each party to pay for their own legal fees

Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agents

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