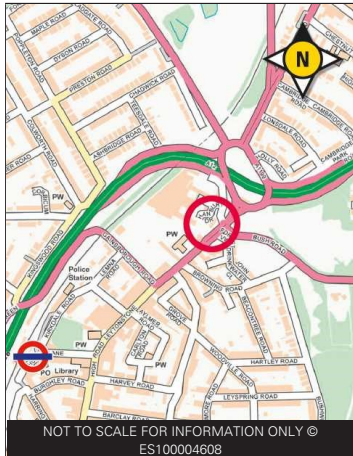


**LOT 30**

BY ORDER OF THE LIQUIDATOR

**THE KLUB HOUSE  
4 HANBURY DRIVE,  
LEYTONSTONE  
E11 1GA  
LEASEHOLD COMMERCIAL  
INVESTMENT**



- By Order of the Liquidator
- Commercial Investment
- Equivalent Gross Rent  
£61,024.44 p.a.
- EPC: On application

**JOINT AUCTIONEER**

Sint & Co  
Tel: 020 7763 6363 Ref: Aubrey Sint

**Sint.****LOCATION & DESCRIPTION**

A mainly two storey detached period property which used to be part of the grounds of the former Leytonstone Hospital. The property is currently used as a day care centre for people with learning disabilities. The property benefits from the use of a lift, garden/yard area and four parking spaces. Occupying a prominent position just off the 'Green Man' roundabout, fronting High Road Leytonstone (A106) and having good road links via the A12 which links with the North Circular Road (A406). Leytonstone underground station (Central line) is about ½ mile away.

**ACCOMMODATION**

<b>Ground Floor:</b>	GIA 1,760 sq ft	(163.5 sq m)
<b>First Floor:</b>	GIA 1,109 sq ft	(103 sq m)
<b>Total:</b>	GIA 2,869 sq ft	(266.5 sq m)

Part of the building (room 2) is let on a repairing and insuring lease to Eastway Care Ltd for 33 years from 01.07.2002 at a current gross rent of £61,024.44 p.a. inclusive of insurance, rates and repairs. Rent reviews 3 yearly. Tenant's break within 6 months of any rent review date on 6 month's notice.

The tenant has the right to use the rest of the building at specific days and times (please refer to lease).

**Tenant Profile:** [www.eastwaycare.co.uk](http://www.eastwaycare.co.uk)

**EQUIVALENT TO A GROSS RENT OF £61,024.44 p.a. WITH 2017 RENT REVIEW OUTSTANDING****LEASE DETAILS**

99 years from 27.05.2002 (about 83 years unexpired) at a fixed ground rent of £2 p.a.

EPC RATING: On application



**\*GUIDE PRICE: £360,000 - £370,000**