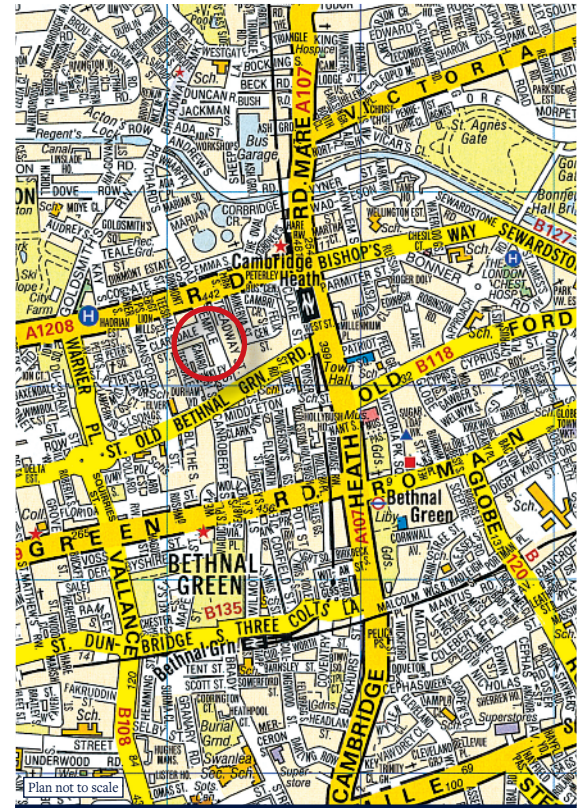


LOT
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33/33a Temple Street Bethnal Green, London E2 6QQ



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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationary Office.

Located in a sought after and fashionable area convenient for the amenities of Bethnal Green and Hoxton, a mid terrace building arranged as a live/work unit (sold off on a long lease) and three flats (1 x studio, 1 x one bedroom and 1 x two bedroom). **Investment let at £51,510 per annum.**

Tenure
Freehold.

Location

- The fashionable area of Bethnal Green lies approximately four miles to the north-east of Central London, being between Highbury and Stratford
- Temple Street runs between Old Bethnal Green Road and Hackney Road
- Numerous shopping facilities, as well as a range of bars and restaurants, can be found nearby on Bethnal Green Road and Old Bethnal Green Road, whilst the popular and fashionable areas of Hoxton and the Columbia Road flower market are a short distance away
- Leisure facilities can be found at Haggerston Park and on the wide expanses of Victoria Park

- Bethnal Green (Central Line)
- Cambridge Heath, Hoxton

Description

- A three storey mid terrace building
- Internally arranged as a live/work unit (sold off on a long lease) and three flats (1 x studio, 1 x one bedroom and 1 x two bedroom)

Accommodation and Tenancies

Unit	Accommodation	Tenancy	Rent
Live/Work Unit	Ground Floor and Basement – Live/Work Unit	120 years from 1st January 2015	£250 pa rising
Flat 1	First Floor – Bedroom, Reception/Kitchenette, Utility, Bathroom/WC	12 month Assured Shorthold Tenancy from 4th February 2017	£1,465 pcm
Flat 2	First Floor – Studio with Kitchenette, Shower/WC	12 month Assured Shorthold Tenancy from 16th October 2017	£1,126.67 pcm
Flat 3	Second Floor – Two Bedrooms, Reception Room, Kitchen, Bathroom/WC	12 month Assured Shorthold Tenancy from 23rd May 2017	£1,680 pcm

Total Current Rent £51,510.04 per annum

Viewing

Please refer to our website savills.co.uk/auctions