

## 345/349 Green Street Upton Park, London E13 9AS

lot 31

### Majority Freehold Bank and Residential Investment

- Entirely let to HSBC Bank plc until 2022 (subject to option)
- Prominent corner position
- Approximately 500 metres from West Ham United FC Stadium
- Nearby occupiers include Tesco Metro, Superdrug, Nationwide Building Society, Greggs and Iceland
- Includes a Self-Contained 2 Bedroom Flat
- Six Week Completion

Rent  
**£60,000**  
per annum  
exclusive



### Location

Miles: 9 miles east of Central London

Roads: A114, A117, A118, A124

Rail: Upton Park Underground Station (Circle Line, District Line, Hammersmith & City Line)

Air: London City Airport, London Heathrow, London Stansted

### Situation

Green Street is a highly popular East London retail street and benefits from a diverse and cosmopolitan demographic.

The property is situated in a prominent corner position on the eastern side of Green Street at its junction with Crescent Road and approximately 150 metres west of Upton Park Underground Station and Queens Market. Green Street is also home to West Ham United Premiership FC, the stadium is some 500 metres from the property.

Other nearby occupiers include Tesco Metro, Superdrug, Nationwide Building Society, Greggs and Iceland.

### Description

The property is an attractive traditional built Bank comprising a banking hall and ancillary accommodation on the ground floor, ancillary accommodation on the first floor and a self-contained 2 bedroom residential flat on the second floor. The flat is accessed via Green Street.

### Tenure

Majority Freehold. A part of the property is held on a 99 year lease from 31st July 1974 at a rent of £10 per annum.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking Hall/ Ancillary	125.66 sq m 41.50 sq m	(1,352 sq ft) (446 sq ft)	<b>HSBC BANK PLC (1)</b>	15 years from 27/03/2007 until 2022 on a full repairing and insuring lease (2)	£60,000 27/03/2017
First	Ancillary	78.48 sq m				
Second	Residential 3 room flat	53.53 sq m				
<b>Totals</b>		<b>299.17 sq m</b>			<b>£60,000</b>	

(1) For the year ending 31/12/2012, HSBC Bank plc reported pre-tax profits of £1,004,000,000 and a total net worth of £23,849,000,000. (Source: www.riskdisk.com 03/06/2013)

(2) The lease is subject to a tenant option to determine the lease on 26th March 2017 and a schedule of condition.

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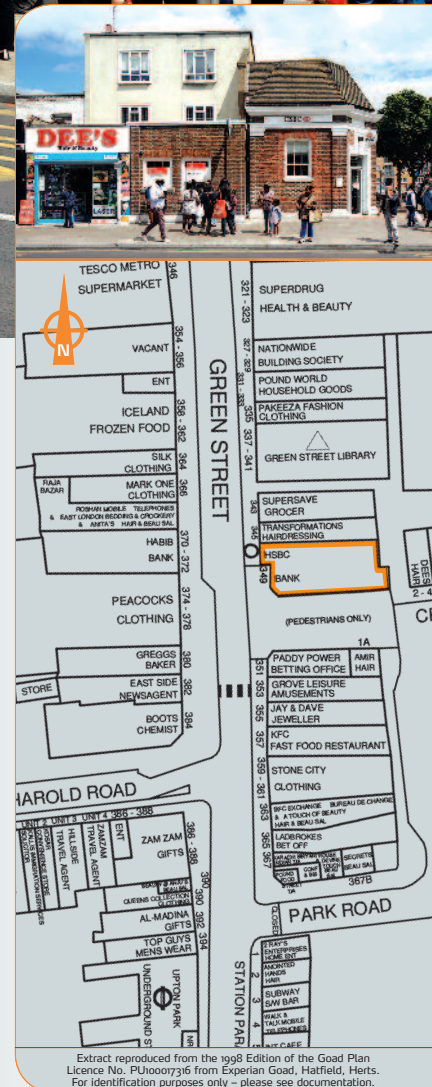
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