

## Victoria Park Road , London, E9 7JN

Nestled in the vibrant area of Victoria Park Road, London, this exceptional freehold shop (highlighted in red) presents a remarkable opportunity for investors. Spanning an impressive 914 square feet, the property comprises a well-appointed ground floor and a spacious basement, offering a total area of 85 square metres.

Currently generating a robust rental income of £32,000 per annum, this shop is not only a sound investment but also a promising venture for those looking to establish or expand their business in a thriving locale. The lease has been renewed until 2036, providing a secure ten-year term, with rent reviews scheduled every four years, ensuring that your investment remains competitive and profitable.

The shop's prime location on Victoria Park Road benefits from high foot traffic and excellent visibility, making it an ideal spot for retail or service-oriented businesses. With its generous space and flexible layout, the property can easily accommodate a variety of uses, catering to the diverse needs of the local community.

This is a rare opportunity to acquire a freehold property in a sought-after area of London, combining both a solid income stream and the potential for future growth. Whether you are an astute investor or an ambitious entrepreneur, this shop on Victoria Park Road is a prospect not to be missed.

**Asking Price £500,000**

# Victoria Park Road

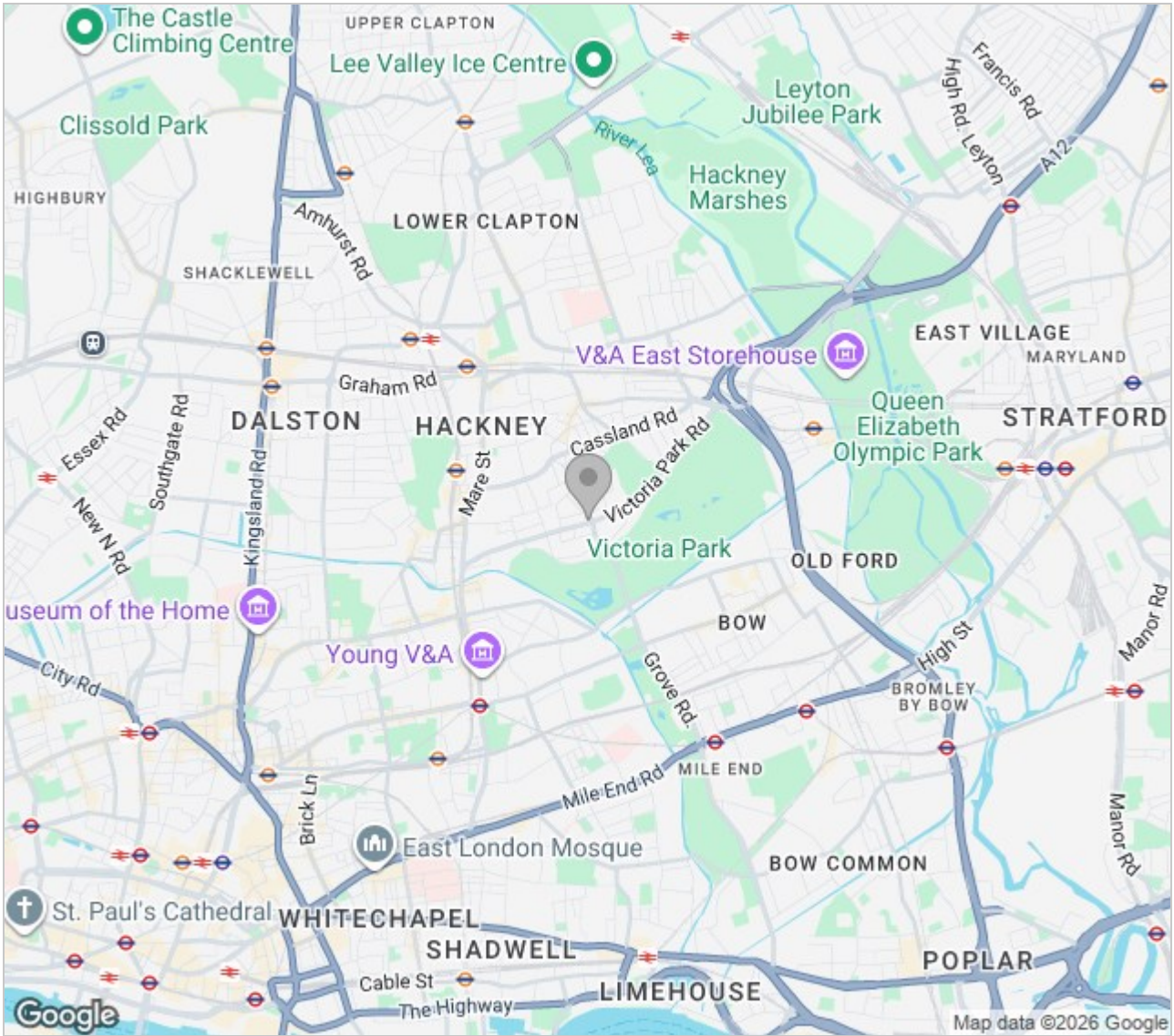
, London, E9 7JN



Directions



# Area Map



| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
|   | (1-20) <b>G</b>    |                         |           |
| Not energy efficient - higher running costs |                    |                         |           |
| <b>England &amp; Wales</b>                  |                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
|   | (1-20) <b>G</b>    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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