

GUIDE PRICE  
**£2,300,000**

BIDDING DEPOSIT  
**£19,000**

DIGITAL AUCTION DATE  
**4th November 2020**

BY ORDER OF  
**LPA Receivers**



## 600 Kingsland Road, Dalston, London, E8 4AH

Long leasehold first, second and third floors arranged as 18 flats (17 x studio's and 1 x one bedroom) forming part of a larger, prominent corner building currently producing £171,879.60 per annum plus five vacant units

**Bid1.**



## Property Summary

- Long leasehold first, second and third floors arranged as 18 self-contained flats (17 x studio's and 1 x one bedroom)
- Currently producing £171,879.60 per annum

## Location

The property is prominently situated on the east side of Kingsland Road at the junction with Dalston Lane, in a mixed commercial and residential area and adjoining Dalston Junction overground station.

## Description

The property comprises 18 flats (17 x studio's and 1 x one bedroom) arranged over the first, second and third floors forming part of a larger corner building.

## Tenure

Long leasehold for a term of 999 years from 06/07/2017

## Planning

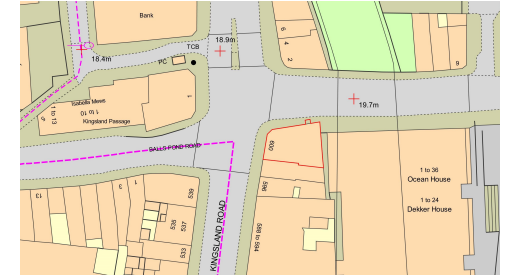
The property has planning consent for 17 flats. For further information contact Hackney Council (020 8356 8062) [www.hackney.gov.uk](http://www.hackney.gov.uk)

## VAT

We understand that VAT is not payable

## EPC

Please refer to the legal pack



Unit	Accommodation	Tenancy	Rent
Flat 1	Studio flat	AST for a term of 12 months from 20/02/2017 (holding over)	£13,382.16
Flat 2	Studio flat	AST for a term of 12 months from 03/02/2017 (holding over)	£13,382.16
Flat 3	Studio flat	Vacant	Vacant
Flat 4	Studio flat	AST for a term of 12 months from 15/07/2019 (holding over)	£12,000
Flat 5	Studio flat	AST for a term of 12 months from 13/10/2016 (holding over)	£13,382.16
Flat 6	Studio flat	AST for a term of 12 months from 21/11/2019	£13,382.16
Flat 7	Studio flat	AST for a term of 12 months from 21/11/2019	£14,198.16
Flat 8	Studio flat	AST for a term of 12 months from 08/04/2014 (holding over)	£13,249.56
Flat 9	Studio flat	AST for a term of 12 months from 15/09/2018 (holding over)	£10,716
Flat 10	Studio flat	Vacant	Vacant
Flat 11	Studio flat	AST for a term of 12 months from 18/06/2015 (holding over)	£13,382.16
Flat 12	Studio flat	AST for a term of 12 months from 16/03/2020	£11,400
Flat 13	One bedroom flat	AST for a term of 12 months from 05/03/2017 (holding over)	£15,000
Flat 14	Studio flat	Vacant	Vacant
Flat 15	Studio flat	AST for a term of 12 months from 28/06/2019 (holding over)	£14,197.08
Flat 16	Studio flat	AST for a term of 12 months from 05/02/2020	£14,208
Flat 17	Studio flat	Vacant	Vacant
Flat 19	Studio flat	Vacant	Vacant

### TOTAL

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£171,879.60



### Contact BidX1

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