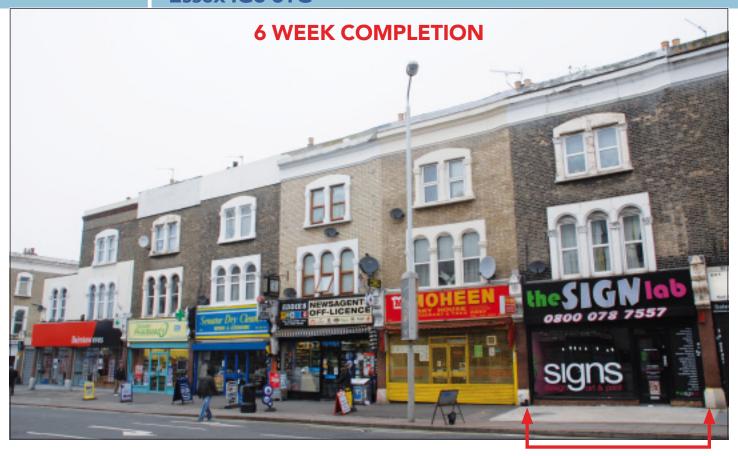
BY ORDER OF JOINT LPA RECEIVERS



SITUATION

Occupying a prominent trading position close to the junction with Goodmayes Road and near to a **Tesco Extra** and multiples such as **Ladbrokes**, **Bairstow Eves** and **Safestore** being within close proximity of Goodmayes Mainline Station. Ilford enjoys excellent links with the A406 (North Circular Road) and lies approximately 10 miles east of Central London and 4 miles from the Olympic Site in Stratford.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** and **Basement** which benefits from excellent full height storage space with separate rear access to **2 Self-Contained Flats** on the Upper Floors. In addition, the property benefits from a rear **Garage** accessed via Trafalgar Mews.

VAT is NOT payable in respect of this Lot (See Special Conditions of Sale)

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 19'2" Internal Width 17'5" Shop Depth 34'9" Built Depth 44'3" WC Basement Storage Area Approx 565 sq ft	VACANT			
First & Second Floor (2 Flats)	Not Inspected	Various	Each 99 years from 20th October 2000	£300 (£150 per flat)	Each FRI Rent rises by £200 (£100 per flat) every 33 years
Garage	Not Inspected	Individual	Licence	£600	
Note: In accordance with S.5B of the Landlord &			TOTAL	£900 Plus Vacant Shop	

Note: In accordance with S.5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

Vacant Shop

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Lester Aldridge Solicitors - Tel: 023 8082 7449
Ref: Ms Sarah Maker - Email: sarah.maker@la-law.com