

6 WEEK COMPLETION



**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	<b>Ground Floor Shop</b> Gross Frontage 19'2" Internal Width 17'5" Shop Depth 34'9" Built Depth 44'3" WC <b>Basement</b> Storage Area Approx 565 sq ft				<b>VACANT</b>
First & Second Floor (2 Flats)	Not Inspected	Various	Each 99 years from 20th October 2000	£300 (£150 per flat)	Each FRI <b>Rent rises by £200 (£100 per flat) every 33 years</b>
Garage	Not Inspected	Individual	Licence	£600	

**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

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts