

**6 WEEK COMPLETION**



**SITUATION**

Located in the heart of this densely populated residential area at the corner of Hainault Street and Ley Street and opposite Ley Street car park (750 cars). The property is close to Ilford Town Centre with Ilford Station (Main Line) and the Exchange Shopping Centre within easy walking distance. The property benefits from good road links via the North Circular Road to the M11 (Junction 4).

**PROPERTY**

An end of terrace corner building with a prominent return frontage comprising a **Ground Floor Shop** with internal access to the **First Floor**.

**VAT – Refer to Auctioneers**

**ACCOMMODATION**

**Ground Floor Shop**

Total Frontage	94'0"
Gross Frontage (to Ley Street)	22'0"
Gross Frontage (to Hainault Street)	72'0"

**First Floor**

Not inspected

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: The property has not yet been inspected in time for printing – Please refer to Auctioneers for further information.**

**Note 2: The property is in a poor structural condition.**

**Vacant Shop & First Floor**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

Wilkin Chapman Grange - Tel: 01472 262626  
Ref: M Dix Esq - Email: mdix@wilkinchapmangrange.co.uk

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