

IN SAME OWNERSHIP SINCE 1969



SITUATION

Located in this established local parade, close to the junction with Hazeldene Road and within easy walking distance to Goodmayes Main Line Station. Goodmayes is located some 2 miles to the east of Ilford between the A12 to the north and the A13 to the south which both provide easy access to central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	15'0"
Shop Depth	45'0"
Built Depth	60'0"

First Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & Flat

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

VENDOR'S SOLICITORS
Quality Solicitors SLP – Tel: 020 8416 1902
Ref: P. Elliston Esq – Email: pelliston@slp.uk.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