

6 WEEK COMPLETION



SITUATION

Located on the main A104 close to the junction with Markhouse Road serving the surrounding densely populated residential area. The property is close to a **Betfred** and a **Ladbrokes**, being approximately 2 miles from the Stratford City Olympic Village, 6 miles north east of Central London and 6 miles north west of Ilford.

PROPERTY

A **Ground Floor Shop with a Mezzanine Floor** forming part of a brick built terraced parade of 8 shops.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	15'7"
Shop Depth	38'5"

Mezzanine Floor

Area Approx 244 sq ft
WC

VAT is NOT payable in respect of this Lot

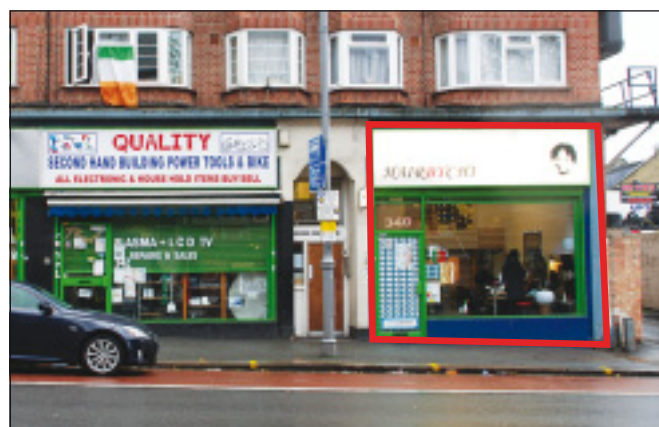
TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Messers Downer and Rose (t/a Hair by Chi)** for a term of 15 years from 15th November 2006 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2011 (Outstanding) and 2016



£7,000 per annum

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

VENDOR'S SOLICITORS

Michael Simkins LLP - Tel: 020 7874 5600
Ref: C. Evans Esq - Email: christopher.evans@simkins.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