



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** forming part of a brick built terraced parade of 8 shops.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	16'0"
Shop Depth	38'5"
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 **Dr. F Nwako-Oraelois (t/a Pro Cut Hairdressing and Accessories)** for a term of 16 years from 1st October 2004 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2012 (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
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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