



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 and benefitting from good road links via the A12 and the A503.

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	15'3"
Shop Depth	38'5"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 995 years from 25th December 2012 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **Mrs T Burton (gifts/lighting/household goods)** for a term of 15 years from 26th June 2009 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2014 and 2019



£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 £350 (including VAT) upon exchange of contracts