

**6 WEEK COMPLETION**



**SITUATION**

Located in a local shopping centre, close to the junction with Frizlands Lane amongst such multiples as **Lloyds TSB, McColls, Post Office, Ladbrokes** and **Tesco Express** and with Dagenham East Underground Station (District Line) is within easy walking distance.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south east of Romford benefitting from good road links to the North Circular.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level. In addition there is also separate access via a side walkway to the rear of the shop.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'0"
Internal Width	13'6"
widening at rear to	14'8"
Shop Depth	45'5"

WC

Rear Store Area                      Approx 150 sq ft

**First Floor Flat**

3 Rooms, Kitchen, Bathroom/WC with gas CH (not tested) and UPVC windows

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Mr L Bailey** for a term of 99 years from 29th September 1928 (**thus having 14 ½ years unexpired**) at a current rent of **£12 per annum** exclusive.

**Note: The Sublessee informs us that he is paying £12,500 p.a. for the whole building and has a rent review this year.**

**£12 per annum**

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

**VENDOR'S SOLICITORS**  
Gordon Shine and Co. - Tel: 020 8969 7033  
Ref: M. Gordon Esq - Email: jeffrey@jeffreysinew.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 £350 (including VAT) upon exchange of contracts