



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 | 15'4" |
| Shop Depth | 38'11" |
| WC | |

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 995 years from 25th December 2012 at a ground rent of £100 p.a.

£7,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JAMES FRENER**

TENANCY

The property is let on a full repairing and insuring lease to **G. Besmir** for a term of 15 years from 29th September 2011 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2016 and 2021

Note: The shop is sublet as a Café.



The Shop

VENDOR'S SOLICITORS
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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 £350 (including VAT) upon exchange of contracts