



**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	15'10"
Internal Width	15'4"
Shop Depth	38'9"
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.**

**£7,250 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

**TENANCY**

The property is let on a full repairing and insuring lease to **D. Limani t/a E10 Furniture** for a term of 7 years from 24th September 2013 (in occupation for 2 ½ years) at a current rent of **£7,250 per annum** exclusive.

**Rent Reviews 2017 and 2020**



**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 £500 (including VAT) upon exchange of contracts