

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position fronting both Reede Road and Heathway, adjacent to a **Barnardos** and close to branches of **Nationwide**, **Lidl**, **Iceland**, **Papa Johns**, **Cash Converters** and **Swinton**, as well as being within close proximity of Dagenham Heathway Station (District Line). Dagenham enjoys excellent road access via the A13 being some 12 miles east of Central London and approximately 5 miles east of the **2012 Olympic Village**.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 46'0" Internal Width 37'6" Built Depth (Max) 36'0" WC	Agnewlight Ltd (t/a Worldchoice)	10 years from 14th April 2005	£12,000	FRI
No. 2A (First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Cromwood Housing	3 years from October 2013	£8,280	IRI
No. 2B (First & Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Cromwood Housing	3 years from October 2013	£8,280	IRI
TOTAL				£28,560	

PROPERTY

A substantial corner building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** at first and second floor levels. There is a rear service road allowing vehicular access for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

£28,560 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Carpenters Rose – Tel: 020 8906 0088
Ref: M. Rose Esq. – Email: mr@carpentersrose.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 £500 (including VAT) upon exchange of contracts