

View along Corbets Tey Road



6 WEEK COMPLETION



SITUATION

Located in a prominent main road trading position on the busy B1421 (Corbets Tey Road) amongst such multiple occupiers as **Prezzo, Iceland, Santander, Coral, Superdrug, Dominos, Boots, Papa John's** and many others. Upminster is a popular commuter town located some 15 miles east of London and 4 miles south-east of Romford, enjoying excellent road access via the A124 and A12 which links with the M25 motorway (J29).

VAT is NOT payable in respect of this Lot

PROPERTY

An attractive terraced building comprising a **Ground Floor Bar/ Restaurant** with separate rear access to a **3 Bedroom Self-Contained Flat** on the first and second floors. There is a rear service road allowing vehicular access to a rear yard area with parking for 6 cars. The property was completely refurbished 3 years ago including new windows and new boiler in the flat.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bar/ Restaurant	Gross Frontage 17'4" Internal Width 16'10" Restaurant Depth 45'2" Built Depth 83'11" 3 WCs Rear Outbuilding circa 180 sq ft	Mr S Childs (Bar 3 Zero)	3 years from 10th August 2011 (See Note)	£21,000	FRI
First and Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC.	Individual	6 months from 15th September 2013	£12,000	AST (in occupation for 2 years)
Total				£33,000	

Note: No action has been taken on the lease renewal for the ground floor however the lessee has verbally indicated that he would like to negotiate a new lease.

£33,000 per annum

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

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