



SITUATION

Located close to the junction with Weylond Road in this well established parade which includes **Lloyds Pharmacy, Post Office, Cash Generator** and **William Hill**.

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 building comprising a **Ground Floor Shop** with **rear Store Building** and separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

| | |
|--------------------|--------------|
| Gross Frontage | 17'6" |
| Internal Width | 16'9" |
| Shop Depth | 43'2" |
| Built Depth | 83'4" |

WC

First and Second Floor Flat

Not Inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

£12.50 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R & K Patel (see Note)** for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

Valuable Reversion in approx. 11¼ years

Note: The shop has been sublet as an Afro Grocer and the Flat is believed to be sublet on an AST.



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