



SITUATION

Located close to the junction with Weyland 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 Restaurant/Take-Away** with separate rear access to a **Self-Contained Flat** on the first and second floors. The property also has a rear **2 storey building** which includes part of the Ground Floor used with the shop plus a further **Self-Contained Flat** on the first floor.

ACCOMMODATION

Ground Floor Restaurant/Take-Away

Gross Frontage	17'6"
Internal Width	16'5"
Shop Depth	29'6"
Built Depth	83'7"

WC

First and Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

Rear Self-Contained Flat (No Planning Permission Granted)

2 Rooms, Kitchen/Diner, Shower/WC

29'7" x 12'6"

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **H. Bozkina as a Fish & Chip Restaurant/Take-Away** 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



£12.50 per annum

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

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