

6 WEEK COMPLETION



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 Shop** with **rear Store Area** together with separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'11"
Internal Width	16'6"
Shop Depth	37'7"
Built Depth	81'4"

WC

First and Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **P. J. Hart (Security Systems)** (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 Flat is believed to be sublet on an AST.



£12.50 per annum

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

VENDOR'S SOLICITORS

Ref: A. Kellner Esq - Tel: 01707 667 300
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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