



**SITUATION**

Located close to the junction with Weyland Road in this well established parade, adjacent to **William Hill** and amongst other multiple retailers including **Lloyds Pharmacy, Post Office** and **Nisa Local**.

Dagenham is a densely populated residential area being approximately 4 1/2 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 separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 22'8" Internal Width 20'8" narrowing to 12'5" Shop Depth 15'4" Built Depth 28'1" WC	<b>Miss Natalia Kofliouk (Hairdresser t/a The Hair Studio)</b>	7 years from 1st December 2015 <b>(in occupation since 2009)</b>	£8,500	Effective FRI <b>Rent Review 2019</b>
First & Second Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (GIA Approx. 550 sq ft)	<b>VACANT</b>			<b>The flat has just been refurbished.</b>

<b>TOTAL</b>	<b>£8,500 plus Vacant Flat</b>
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**£8,500 p.a. Plus Vacant Flat**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**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