

LOT 1

303 Wood Lane,
Dagenham,
Essex RM8 3NH

*Reserve below
£290,000
6 WEEK COMPLETION



SITUATION

Located close to the junction with Weylond Road in this well established parade amongst such multiple retailers including **Lloyds Pharmacy**, a **Post Office**, **Nisa local** and **Day 1**. Dagenham is a densely populated residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

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 includes a **Rear Yard** accessed via 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 18'9" Internal Width 13'11" narrowing at rear to 8'8" Shop Depth 29'5" Built Depth 40'3" Kitchenette, WC	William Hill Organization Ltd (Having over 2,300 branches) (T/O for Y/E December 2015 £873.9m, Pre-Tax Profit £246.4m and Shareholders' Funds £206.9m)	10 years from 22nd April 2016 (Renewal of previous lease – in occupation for approx 18 years)	£10,000	FRI Rent Review 2021. Tenant's Breaks 2019 and 3 yearly

VACANT

The flat has just been refurbished to include new Kitchen and Bathroom.

£10,000 p.a. Plus Vacant Flat

TOTAL	£10,000 plus Vacant Flat
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The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS
DMH Stallard LLP – Tel: 020 7822 1610
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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