

6 WEEK COMPLETION



SITUATION

Located close to the junction with Porters Avenue opposite the Roundhouse Pub within this established shopping centre, adjacent to a **Nisa Local**, close to a **Co-operative Supermarket** as well as a host of local traders serving the surrounding residential area.

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 Betting Shop** with modern rear extension and separate rear access to a **Self-Contained Flat** on the first and second floors. There is a rear service road for unloading, off street parking for 1 car and a rear yard.

ACCOMMODATION

Ground Floor Betting Shop

Gross Frontage	18'8"
Internal Width	16'10"
narrowing to	13'7"
Shop Depth	37'10"
Built Depth	56'9"
WC	

First and Second Floor Flat

3 Bedrooms, Living Room, 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 **J Cornell (sublet to Coral Estates Ltd)** for a term of 99 years from 24th June 1935 at a fixed ground rent of **£30 per annum** exclusive.

Valuable Reversion in 18 years.

£30 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

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

VENDOR'S SOLICITORS

Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.co.uk

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