

6 WEEK COMPLETION



SITUATION

Located close to the junction with Porters Avenue opposite the Roundhouse Pub within this established shopping centre, close to **Coral, Nisa Local, Co-operative Supermarket** and 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

An end of terrace building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Flat** on the first and second floors.

There is a rear service road for unloading plus a **detached single storey Storage building**.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'4"
Internal Width	17'6"
Shop Depth	19'0"
Built Depth	51'4"

Rear Storage Building

Area Approx. 15'0" x 21'0"

First and Second Floor Flat

Not inspected – Believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC

Note: The Lessees have constructed a rear extension without the Landlord's consent.

TENANCY

The entire property is let on a full repairing and insuring lease to **Xiao Yu as a Chinese Takeaway** 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