

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Porters Avenue opposite the Roundhouse Pub within this established shopping centre, close to **Nisa Local, Coral, Britannia Pharmacy, 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 Shop** with 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 up to **5 cars within the rear yard**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 18'8"

Built Depth 32'0"

WC

**First & Second Floor Flat**

4 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 **N. Hanif, R. Achodi & S. Ravat (sublet as a Fish Mongers)** for a term of 99 years from 24th June 1935 at a fixed ground rent of **£30 per annum** exclusive.

**Valuable Reversion in approx. 18 years.**

**£30 per annum**

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**

Macroy Ward - Tel: 020 8440 3258

Ref: Ms Martina Ward - Email: [martina@macroyward.co.uk](mailto: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