



**FIRST TIME ON THE MARKET
FOR OVER 20 YEARS**



SITUATION

Located close to the junction with Ramsden Drive in this densely populated residential area, in the same parade as **Coral** and opposite **Aldi** and being 1½ miles north of the town centre. Romford lies approximately 13 miles east of central London via the A12 (Eastern Avenue).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access (**see Note 1**) to a **1 Bedroom Flat (not fitted out)** at first floor level with uPVC double glazing at the front. There is a **Large Forecourt** within the Title allowing off street parking. There is also a rear service road allowing vehicular access for unloading and to a temporary **Rear Store** (which is also accessed from No. 108).

TENANCY

The entire property is let on a full repairing and insuring lease to **P. T. Chamberlain, S. I. Chamberlain & L. A Spall** as a **Hardware Store** for a term of 1 year from 29th September 2015 (outside s. 24-28 of L & T Act 1954) (**in occupation for over 30 years**) at a current rent of **£13,000 per annum** exclusive.

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The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'8"
Internal Width	18'8"
narrowing at rear to	12'5"
Shop & Built Depth	40'0"
Store Room	Area Approx. 40 sq ft
Rear Store	19'5" x 16'0"

First Floor Flat (not fitted out)

4 Rooms
(GIA Approx. 525 sq ft)

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: The Flat could easily be self-contained from the rear, subject to obtaining the necessary consents.

Note 2: The tenants also trade from the adjoining property which interconnects with No. 110 and have given no indication if they intend to vacate No. 110 in September.

VENDOR'S SOLICITORS
Russell Cooke – Tel: 020 8789 9111
Ref: Ms Francine Blanc – Email: francine.blanc@russell-cooke.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