

6 WEEK COMPLETION



SITUATION

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

Gross Frontage	18'8"
Internal Width	14'3"
Shop Depth	30'11"
Built Depth	38'0"
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 **L. Basham (Hairdresser)** 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

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