



**SITUATION**

Located close to the junction with The Broadway, close to multiple traders such as **Costa Coffee, Greggs, Sainsbury's, Tesco Express** and more with Elm Park Underground Station (District Line) only a short walk away. Hornchurch is a popular town within the M25 approx. 2 miles south of Romford.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **2 Bed Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road.



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'2" Internal Width 17'2" Shop & Built Depth 39'1" WC Plus Rear Shed 20'9" x 13'5"	<b>S. Mahmood (Double Glazing)</b>	10 years from 16th December 2016	£9,000	FRI <b>Rent Review &amp; Tenant's Break 2021</b>
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(GIA Approx. 730 sq ft)</b>				

**VACANT**

Note: There may be potential to convert into 2 Flats, subject to obtaining the necessary consents.

**TOTAL £9,000 plus Vacant Flat**

**£9,000 per annum plus Vacant Flat**

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

**VENDOR'S SOLICITORS**  
Axiom Stone - Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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