



SITUATION

In this popular and affluent suburb with neighbouring traders including **Costa Coffee, TSB, Co-Op Funeral Care, Richer Sounds, Majestic Wines** and **Barclays** as well as a number of Estate Agents. Gidea Park Station is approx. ½ mile distant which will hugely benefit from becoming a Cross Rail route giving quick and easy access to central London. Gidea Park lies just over a mile east of Romford with easy access to the A12 and being approx. 3½ miles from Junction 28 of the M25.

PROPERTY

An imposing corner building comprising a **Ground Floor Shop and Basement** with separate side access to a **Self-Contained Maisonette** on the two upper floors.

Note 1: There may be potential to convert the maisonette into 2 flats, subject to obtaining possession and the necessary consents.

VAT is NOT applicable to this Lot

FREEHOLD

£22,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|--------|
| Gross Frontage | 17'10" |
| Internal Width | 16'5" |
| Shop Depth | 11'6" |
| Built Depth | 42'4" |
| WC | |

Basement

Area Approx. 575 sq ft

First & Second Floor Maisonette

First Floor – 2 Rooms & Bathroom

Second Floor – 3 Rooms & WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Y. F. Wong as a Chinese Takeaway** for a term of 12 years from 31st January 2014 at a current rent of **£22,500 per annum** exclusive.

Rent Reviews January 2018 (Landlord quoted £26,000 p.a.) and 2022

Note 2: The shop has traded as a Chinese takeaway for approx. 40 years and there is currently an application to assign for same user.

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