

6 WEEK COMPLETION



SITUATION

Located close to the junction with Winmill Road in this well established parade amongst such multiples which include **William Hill, Lloyds Pharmacy, Post Office, Co-Op Food** and **Day 1**.

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-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

In addition, the property benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'9"
Internal Width	15'4"
Shop Depth	29'3"
Built Depth	38'3"
WC	

First and Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **E N Jones (Sublet to a Hair Salon)** for a term of 99 years from 29th September 1926 at a current rent of **£12.50 per annum** exclusive.

Valuable Reversion in approx. 8 years

£12.50 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.

VENDOR'S SOLICITORS

Janet Auckland Solicitor – Tel: 01392 210 152
Ref: Ms Janet Auckland – Email: ja@janetaucklandsolicitor.com

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