



**SITUATION**

Located close to the busy junction with South Street in this established local parade close to **The Money Shop, Fitness First, Haart Estate Agents, Ladbrokes** and **Lidl**, approx. 500 yards of **The Liberty Shopping Centre** and approx. 150 yards to Romford Station (Overground & Greater Eastern Main Line). Romford lies approx. 13 miles east of central London with easy access to the North Circular Road A406 and the M25 (Junction 29) via the A12 Eastern Avenue.

**PROPERTY**

A mid-terraced building forming part of a parade comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at first and second floor level which are both in need of modernisation.

**VAT is applicable to this Lot (on commercial element only)**

**FREEHOLD offered with VACANT POSSESSION**

**Vacant Shop & 2 Flats**

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	18'4"
Internal Width	16'6"
Built Depth	56'10"
3 WCs	

**First Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**Second Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**VENDOR'S SOLICITORS**  
Laytons LLP – Tel: 020 7842 8000  
Ref: M. Reis – Email: mark.reis@laytons.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