

6 WEEK COMPLETION



SITUATION

Located at the junction with Weyland 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 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 and rear yard with parking suitable for 2 cars.

VAT is NOT applicable to this Lot

FREEHOLD

£13 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

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

ACCOMMODATION

Ground Floor Café

Gross Frontage	17'9"
Internal Width	17'3"
Shop Depth	30'2"
Built Depth	40'0"
WC	

First and Second Floor Flat

Not inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **P. McGregor (see Note)** for a term of 99 years from 29th September 1926 at a current rent of **£13 per annum** exclusive.

Valuable Reversion in approx. 7½ years

Note: The shop has been sublet as a café and the flat is believed to be sublet on an AST.

VENDOR'S SOLICITORS

Howard Kennedy LLP - Tel: 020 3755 5660
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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 £750 (including VAT) upon exchange of contracts