

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Weylond 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 front 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 double gates to rear private yard (45' deep).

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£12.50 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 Shop**

Gross Frontage 18'0"

Built Depth 38'0"

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 **V. P. Fraley, J. Hayes and A. M. Fraley (see Note)** for a term of 99 years from 29th September 1926 at a current rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 7½ years**

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

**VENDOR'S SOLICITORS**

Howard Kennedy LLP - Tel: 020 3755 5660

Ref: M. Philips - Email: martin.philips@howardkennedy.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 £750 (including VAT) upon exchange of contracts