



**6 WEEK COMPLETION**

**SITUATION**

Located at the junction with Wood Lane 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 **2 Ground Floor Shops** with separate front access to **2 Self-Contained Flats** on the first and second floors. In addition, the property benefits from use of a rear service road.

**VAT is NOT applicable to this lot**

**FREEHOLD**

**ACCOMMODATION**

**No. 1 Weylond Road:  
Ground Floor Shop**

Gross Frontage	22'4"
Shop Depth	28'6" max (triangular shape)
WC	

**No. 3 Weylond Road:  
Ground Floor Shop**

Gross Frontage	27'4"
Build Depth	31'1"
WC	

**First and Second Floors**  
2 Flats – Not inspected.

**TENANCY**

The entire property is let on a full repairing and insuring lease to **G. D. White and D. V. White (see Note)** for a term of 99 years from 29th September 1926 at a current rent of **£18 per annum** exclusive.

**Valuable Reversion in approx. 7½ years**

**Note: We understand No. 1 Weylond Road has been sublet as a Hairdresser and No. 3 Weylond Road is operated as a Roofing Company by the Head Lessee.**

**£18 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.

**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