



SITUATION

Located close to the busy junction with High Road and the North Circular Road (A406) within an area that is reaping the benefits of regeneration projects that encompass modern residential and commercial premises. This parade has a variety of local traders and nearby multiple retailers includes **NatWest, Greggs, Barclays Bank, William Hill** and a **Large Sainsbury's Supermarket**.

Ilford is a popular suburb that lies approx. 9½ miles east of central London with good transport links via Ilford Mainline Station which has a travel time of only 18 minutes to Liverpool Street and only 17 minutes to Canary Wharf when the Crossrail Station is complete in 2019.

PROPERTY

A mid-terrace building comprising a **Ground Floor Restaurant** 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/car park.

VAT is NOT applicable to this Lot

FREEHOLD

£16,500 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

ACCOMMODATION

Ground Floor Restaurant (44 covers)

Gross Frontage	18'11"
Internal Width	17'2"
Restaurant Depth	53'5"
Built Depth	82'10"
Area	Approx 1,105 sq ft
2 WCs	

Basement (max height 5'8")

Area	Approx 495 sq ft
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First & Second Floor Flat

4 Bedrooms, Living Room, Kitchen, Bathroom, WC

TENANCY

The entire property is let on a full repairing and insuring lease to **S. B. Chowdhury (see Note)** for a term of 25 years from 27th July 2007 at a current rent of **£16,500 per annum exclusive**.

Rent Reviews July 2012 (Outstanding – Landlord quoted £24,450 p.a.) and July 2017 (Outstanding – Landlord quoted £36,800 p.a.)

Note: The entire property has been sublet to an individual who has under-let the Restaurant and Flat separately.

<p>SWEETINGS PROPERTY MANAGEMENT CHARTERED SURVEYORS</p>	<p>JOINT AUCTIONEERS Sweetings – Tel: 020 8941 7799 Ref: D. Sweetings – Email: david@sweetings.net</p>
	<p>VENDOR'S SOLICITORS Moore Blatch LLP – Tel: 020 8744 0766 Ref: A. Sherbrooke – Email: archie.sherbrooke@mooreblatch.com</p>

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