



### Situation

Located in this popular residential area at the junction with Edith Road within close proximity to Leyton Mills Retail Park with multiples such as **TK Maxx, Pizza Hut, Asda, Sports Direct** and many more. Stratford is an area that is reaping the benefits of the London 2012 Olympics regeneration projects and is complemented by excellent transport links via Stratford International and the A12.

### Property

A corner site comprising a **Vacant Annex (Former Surgery – shaded red on the plan)** together with an adjoining **3 Bed House (shaded blue on the plan)**.

**VAT is NOT applicable to this Lot**

### Tenure

**Leasehold for a term of 99 years from 24th June 1952 (thus having approx. 33 years unexpired) at a fixed ground rent of £20 p.a.**

**There may be a possibility to acquire the Freehold interest in the future.**



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**Note: 6 week completion.**

### Tenancies and Accommodation

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Annex (shaded red on plan) (Former Surgery)	Approx. 305 sq ft		<b>V A C A N N</b>		
<b>(There may be potential to convert this Annex to residential, subject to obtaining the necessary consents)</b>					
House (shaded blue on plan)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC – Not Inspected	Individual	99 years (less 7 days) from 24th June 1952	£15	FRI

# Vacant Annex

The Surveyors dealing with this property are **Joshua Platt** and **John Barnett**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

### Vendor's Solicitors

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