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Situation

Located in the main town thoroughfare at the junction with Ottawa Road opposite **Tesco Express** and amongst a variety of retailers including **The Co-Operative** and **Ladbrokes**.

The Thameside town of Tilbury is located 27 miles east of central London benefitting from excellent road links via the A13 which offers direct access to the M25 and the Dartford Crossing.

Property

A corner building built Post War comprising a **Former Double Ground Floor Banking Hall** with **Kitchen, Staff Room** and **Cloakroom** at first floor level. In addition, there is a gated communal parking area at the rear with an allocated car space.

VAT is NOT applicable to this Lot

Freehold offered with Vacant Possession

Note: The Title includes a 10'4" wide left side forecourt and 9'6" wide right side forecourt probably suitable for car parking together with the front forecourt which lies across the whole parade of shops.

Accommodation

Ground Floor

Gross Frontage	39'4"	
Return Window Frontage	19'0"	
Internal Width	37'5"	
Shop Depth	43'7"	
Built Depth	71'0"	
Banking Hall Area	Approx.	1,370 sq ft
Store Area	Approx.	340 sq ft
Vault	Approx.	310 sq ft

2,020 sq ft

First Floor

Kitchen	Approx.	68 sq ft
Staff Room	Approx.	225 sq ft
Cloakroom	Approx.	218 sq ft
2 Male WCs, 2 Female WCs		

511 sq ft

Total Approx. 2,531 sq ft

Vacant Former Bank

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

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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