



## SITUATION

Located in this parade close to the junction with Goodmayes Lane amongst such multiples as **Lidl**, **Coral**, and a host of local traders. Dagenham is a densely populated residential area being approx. 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 a **Ground Floor Shop** with **8'5" front forecourt** and rear access to a **Self-Contained Flat** on the two upper floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'7"
Internal Width	16'3"
Built Depth	58'3"
WC	

### First and Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC (not inspected)

## TENANCY

The entire property is let on a full repairing and insuring lease to **Attico Ltd** for a term of 99 years from 25th December 1930 at a fixed ground rent of **£20 per annum** exclusive.

**Valuable Reversion in approx. 11 years.**

**£20** per annum with  
**Valuable Reversion**

The Surveyors dealing with this property are  
**John Barnett** and **Zac Morrow**

## Vendor's Solicitors

Shepherd Harris & Co.  
Tel: 020 8363 8341 Ref: D. Ritchie  
Email: dritchie@shepherd-harris.co.uk

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