



SITUATION

Located close to the junction with Winmill Road in this well established parade, adjacent to **Day 1** and a **Post Office** and amongst such other multiples as **William Hill**, **Lloyds Pharmacy** and **Co-Op Food**. 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 mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a service road to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **10ft deep front forecourt**.

ACCOMMODATION

Site Depth	85'0"
Ground Floor Shop	
Gross Frontage	17'6"
Internal Width	16'3"
Shop Depth	29'3"
Built Depth	46'0"
WC	
Plus Rear Store	17'5" x 9'
First and Second Floor Flat	
4 Rooms, Kitchen, Bathroom & 2 WCs	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **CJ & J Martin as a Dry Cleaner** for a term from 1st October 2012 to 31st December 2022 at a current rent of **£10,680 per annum** exclusive.

Rent Review 1st October 2019 and 3 yearly based on RPI increase.

Note 1: The Flat is sublet on an AST at £12,000 per annum.

Note 2: No. 303 Wood Lane (shop & flat let separately) sold for £365,000 in July 2018.



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£10,680 per annum

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

Vendor's Solicitors

Mr Anthony Kellner

Tel: 01707 667 300

Email: anthony.kellner@pantherplc.com

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