



### SITUATION

Located close to the junction with Winmill Road in this well-established parade, 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**.

There are double gates to the rear yard with parking for 1 car.

### ACCOMMODATION

Site Depth 85'0"

#### Ground Floor Shop

Gross Frontage 19'0"

Internal Width 17'0"

Shop Depth 49'0"

Built Depth 67'0"

WC

#### First and Second Floor Flat

3/4 Rooms, Kitchen, Bathroom/WC

(Not inspected by Barnett Ross)

**VAT is NOT applicable to this Lot**

### FREEHOLD

#### TENANCY

The entire property is let on a full repairing and insuring lease to **I J Malik as a Post Office/Stationers** for a term of 99 years from 29th September 1926 at a rent of **£12.50 per annum** exclusive.

**Valuable Reversion in approx. 6½ years.**

**Note 1: It is believed that the Flat is sublet on an AST.**

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



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

**£12.50** 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**