



## 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** and there are double gates to a **Private Rear Yard for Car Parking**.

## ACCOMMODATION<sup>1</sup>

Site Depth 84'6" plus 10ft forecourt

### Ground Floor Shop

Gross Frontage	19'0"
Internal Width	17'0"
Shop Depth	39'2"
Built Depth	67'0"
WC	

### First and Second Floor Flat

3/4 Rooms, Kitchen, Bathroom/WC

<sup>1</sup> Not inspected by Barnett Ross

**VAT is NOT applicable to this Lot**



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## FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **S J Wren (sublet as a Mini Cab Office)** 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: No. 303 Wood Lane (shop & flat let separately) sold for £365,000 in July 2018.**

**Note 2: We understand the flat is sub-let on on AST at £8,640 p.a**

**£12.50** per annum

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

### Vendor's Solicitors

Mr Anthony Kellner

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**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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**