



SITUATION

Located close to the junction with The Broadway, amongst such multiple traders as **Costa Coffee, Greggs, Sainsbury's, Tesco Express, Savers, Post Office, William Hill** and a host of local traders, with Elm Park Underground Station (District Line) only a few minutes walk away.

Hornchurch is a popular town within the M25 approx. 2 miles south of Romford.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained 3 Bed Flat** on first and second floors.

In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'2" Internal Width 17'2" Shop & Built Depth 39'1" WC Plus Rear Workshop & Storage 20'9" x 13'5"	J. Z. Windows Limited (Double Glazing)	10 years from 16th December 2016	£9,000	FRI Rent Review & Tenant's Break 2021.
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen/Diner, Bathroom/WC (GIA Approx. 730 sq ft)	Swiftly Solutions Ltd (with 2 personal guarantors)	2 years from 24th October 2017	£12,000	Holding Over
				Total: £21,000	

Note: Refer to Auctioneer for virtual tour and floor plan of the flat.



£21,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Raymond Saul Solicitors
Tel: 020 7480 5840 Ref: Raymond Saul
Email: raymond@rslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**