



SITUATION

Located at the junction with Cranbrook Road in this prominent prime retailing position in the heart of this well-known town centre and serving a large residential area.

Iceland and **Coral** are adjacent, **Barclays** is opposite, and other nearby multiple retailers include **NatWest**, **Boots** and **Nationwide** and a **Sainsbury's Supermarket** is nearby. Ilford Rail Station, which was rebuilt for Crossrail in 2019, is under ½ mile distant.

Ilford is a popular suburb that lies approx. 9½ miles north-east of central London with good road access to the M11, M25 and the North Circular Road (A406).

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 35'3" Internal Width 27'0" Shop Depth 35'6" Built Depth 48'8" WC	RAL Ltd t/a Admiral Casino (T/O for Y/E 31/12/19 £86.84m , Pre-Tax Profit £11.9m and Shareholders' Funds £31.2m)	10 years from 20th February 2017	£57,250 Note 1: The rent is £55,000 p.a. but there is also an additional management fee of 5% of the rent (£2,750 p.a.) payable to the freeholder.	FRI Rent Review 2022 Note 2: The Lessees have expressed an intent to extend their lease.
First Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (GIA Approx 789 sq ft)	Individual(s)	1 year from 30th October 2020	£14,976	AST
Second Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (GIA Approx 789 sq ft)	Individual(s)	13 months from 13th April 2021	£14,700	AST
				Total: £86,926	

PROPERTY

An imposing ex Burtons which traditionally were built in the prime shopping positions of hundreds of towns in the UK and once had a total of 616 stores, being the largest tailors in the world.

Comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

£86,926 p.a. (see Note 1)

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Debenhams Ottaway Solicitors
Tel: 01923 857 171 Ref: Kat McDonagh
Email: khm@debenhamsottaway.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'**

View down High Road



View directly opposite

