



SITUATION

Located close to the junction with Frizlands Lane within this established neighbourhood shopping area, amongst such multiples as **Coral**, **Betfred**, **Post Office** and **Tesco Express**, and within easy walking distance to Dagenham Heathway Underground Station (District Line). 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

An end of terrace building comprising a **Ground Floor Former Bank** with separate rear access to a **Self-Contained Flat** on the first floor (refer to special conditions of sale). In addition, the property includes a **Front Forecourt** and a **Rear Yard** which is accessed via a service road.

ACCOMMODATION

Ground Floor Former Bank

Gross Frontage 21'0"
Internal Width 17'8"
Shop Depth 28'2"
Built Depth 67'10"
2 WCs

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 770 sq ft)

VAT is NOT applicable to this Lot



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FREEHOLD offered with VACANT POSSESSION

Note 1: There is potential to extend the property at the rear and into the loft, subject to obtaining the necessary consents.

Note 2: Refer to Auctioneers for the virtual tour of the property.

Vacant Former Bank & Self-Contained Flat

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Joint Auctioneers

Blue Alpine Partners Ltd
Tel: 020 3771 0697 Ref: Joseph Bachman
Email: joseph@bluealpine.com

Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8422 5678 Ref: Milli Jones
Email: milli.jones@haroldbenjamin.com

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

View opposite

