



SITUATION

Occupying a prominent position on the corner with Ship Lane, in the town centre, close to a **Co-op Supermarket** and other multiples such as **One Stop & Post Office** and **William Hill** and a variety of independent traders.

Aveley is conveniently located for the M25 Dartford Crossing and the A13 and is situated approximately 3 miles east of Rainham and approximately 3 miles north-west of Grays.

PROPERTY

An end of terrace building comprising a **Ground Floor Café** with separate rear access to a **Self-Contained Flat** on first and second floors together with a **Self-Contained Ground Floor Office** which is located at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 60 & 60a (Café & Flat)	Ground Floor Café Gross Frontage 18'10" Internal Width 18'0" Shop Depth 30'8" Built Depth 61'0" WC First & Second Floor Flat¹ Believed to be 4 Rooms, Kitchen, Bathroom/WC (GIA Approx. 954 sq ft)	M. Surucu (t/a Aveley Master Chef – Café)	20 years from 1st May 2013	£15,000	FRI Rent Reviews August 2023 (Outstanding – Vendor's ERV £27,000 p.a.) and 2028
No. 60b (Rear Office Building)	Area Approx. 183 sq ft ²	U. Rahim (Tuition Centre)	1 year Licence from 1st March 2023	£7,800	
				Total: £22,800	

¹ Not internally inspected by Barnett Ross. Area taken from Lease Plan.

² Not internally inspected by Barnett Ross. Area taken from EPC.

£22,800 per annum

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

Vendor's Solicitors

Gunnercooke LLP

Tel: 03330 143 401 Ref: Pavinder Boparai

Email: pavinder.boparai@gunnercooke.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'**



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