

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position fronting both Reede Road and Heathway, adjacent to a **Barnardos** and close to branches of **Nationwide, Lidl, Iceland** and **Swinton**, as well as being within close proximity of Dagenham Heathway Station (District Line).

Dagenham enjoys excellent road access via the A13 being some 12 miles east of Central London and approximately 5 miles east of the **2012 Olympic Village**.

PROPERTY

A substantial corner building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Maisonettes** at first and second floor levels.

There is a rear service road allowing vehicular access for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 46'0" Internal Width 37'6" Built Depth (Max) 36'0" WC	Agnewlight Ltd (t/a Worldchoice)	10 years from 14th April 2005	£12,000	FRI
No. 2A (First & Second Floor Maisonette)	3 Rooms, Kitchen, Bathroom/WC	Cromwood Housing	3 years from 3rd September 2010	£8,280	IRI
No. 2B (First & Second Floor Maisonette)	3 Rooms, Kitchen, Bathroom/WC	Cromwood Housing	3 years from 3rd September 2010	£8,280	IRI

TOTAL £28,560

£28,560 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: D Zysblat Esq - Email: dz@bnilaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts