

**6 WEEK COMPLETION**



**SITUATION**

Located on this busy road (A114) close to the junction with Doris Road in this established parade near to Stratford School serving the surrounding residential area. Forest Gate lies approximately 1 ½ miles from Stratford Olympic Park, Westfield Stratford City and 2 ½ miles west of Ilford town centre benefiting from good road links to the North Circular Road (A406) and the A12.

**PROPERTY**

A substantial corner building comprising a **Large Ground Floor Shop** with separate front access to **7 Self-Contained Flats** on the first, second & third floors.

**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 64'0" Shop Width 50'0" Internal Width Incl Store 60'1" Shop Depth 28'9" (max) Sales Area Approx 1,140 sq ft Store Area Approx 215 sq ft <b>Total Area Approx 1,355 sq ft</b> WC	<b>Mr S Miah</b> (t/a Costcutter)	25 years from 15th August 2011	<b>£18,000</b> (see Note)	FRI <b>Rent Reviews 2016 &amp; 5 yearly</b>
7 Flats (First, Second & Third Floors)	Not Inspected	London & Quadrant Housing Trust	999 years from 29th September 2009	Peppercorn	FRI
<b>TOTAL</b>				<b>£18,000</b>	

**Note: We are advised by the Vendor that that the property was let from completion at a concessionary rent as a contribution towards the Tenant's fit out costs of approximately £150,000. Vendor's ERV is in the region of £25,000 p.a.**

**£18,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

**Kingsbury** **JOINT AUCTIONEERS**  
Kingsbury, 8 Pepper Street, London E14 9RP  
Tel: 020 7183 2529 Ref: K. Goldstein Esq  
**VENDOR'S SOLICITORS**  
Sandhu & Shah - Tel: 020 8552 4100  
Ref: P. Sandhu Esq - Email: sandhushah@aol.com

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 £350 (including VAT) upon exchange of contracts