



SITUATION

Located close to the junction with Weylond Road in this well established parade which includes **Lloyds Pharmacy, Post Office, Cash Generator** and **William Hill**.

Dagenham is a densely populated residential area being approximately 4 ½ miles east of Ilford and 3 miles south-east of Romford benefitting from good road links to the North Circular.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. The property also has a rear store forming part of the Ground Floor used with the shop plus a separate **store building**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	16'9"
Shop Depth	29'10"
Built Depth	88'10"

Rear Store & Separate Store
WC

First Floor Flat - Not Inspected
Second Floor Flat - Not Inspected

VAT is NOT payable in respect of this Lot

£12.50 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **NICHOLAS LEIGH**

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Temur (see Note)** for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

Valuable Reversion in approx. 11¼ years

Note: The Shop has been sub-let to A. Caglar as a Kebab and Pizza Restaurant. The first and second floor Flats and the separate store building are sublet until September 2025 at a ground rent of £50 p.a.



VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts