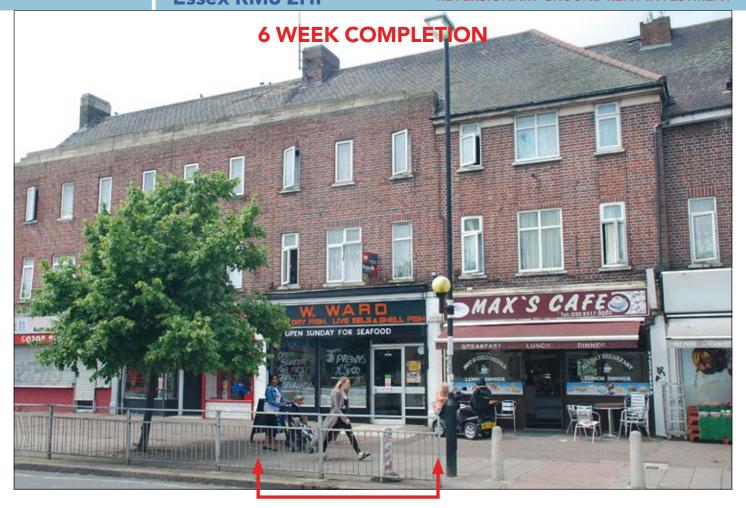
REVERSIONARY GROUND RENT INVESTMENT



### **SITUATION**

Located close to the junction with Porters Avenue opposite the Roundhouse Pub within this established shopping centre, close to **Nisa Local, Coral, Britannia Pharmacy, Co-operative Supermarket** as well as a host of local traders serving the surrounding residential area.

Dagenham is a densely populated residential area being approximately 3 miles south-east of Ilford and 3 miles southwest of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

# **PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. There is a rear service road for unloading, off street parking for up to **5 cars within the rear yard**.

### **ACCOMMODATION**

# **Ground Floor Shop**

Gross Frontage 18'8" Built Depth 32'0"

WC

## First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

### **FREEHOLD**

#### **TENANCY**

The entire property is let on a full repairing and insuring lease to **N. Hanif, R. Achodi & S. Ravat (sublet as a Fish Mongers)** for a term of 99 years from 24th June 1935 at a fixed ground rent of **£30 per annum** exclusive.

Valuable Reversion in approx. 18 years.

£30 per annum

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

**VENDOR'S SOLICITORS**Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.co.uk