



**4 WEEK COMPLETION**

Rear of Property

**SITUATION**

Occupying a prominent position close to the junction with Waldergrave Road in this local shopping parade opposite **Superdrug** and amongst other multiples such as **Coral, Budgens, Tesco Express, Santander** and being less than a mile distance to Chadwell Heath Railway Station.

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

**PROPERTY**

Two mid terraced buildings created in the 1930's comprising **2 Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** at first and second floor level. In addition, the property benefits from a rear service road and a **rear Large Yard for parking of approx. 10/12 cars.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note: We understand from the Lessees that the shops are let at £10,000 p.a. and £11,000 p.a. and the flats are let on ASTs at £10,800 p.a. and £9,600 p.a.**

**£90 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION**

**No. 673 - Ground Floor Shop (Not Inspected)**

Gross Frontage 18'0"  
Built Depth 44'9"  
WC

**No. 673a - Second Floor Flat (Not Inspected)**

Believed to be 4 Rooms, Kitchen, Bathroom/WC

**No. 675 - Ground Floor Shop**

Gross Frontage 18'0"  
Internal Width 16'9"  
Shop Depth 31'9"  
Built Depth 50'9"

WC/Shower

**No. 675a - First Floor Flat**

4 Rooms, Kitchen, Bathroom/WC (with gas c/h)

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Elfield Constructions Ltd** for a term of 99 years from 24th June 1936 at a current rent of **£90 per annum** exclusive.

**Valuable Reversion in approx. 18 years**



**JOINT AUCTIONEERS**

Williamson Dace Brown  
22 Cannon Hill, Southgate, London N14 6BY  
Tel: 020 8886 4407 Ref: Ms Katherine Dace

**VENDOR'S SOLICITORS**

Tanners Solicitors LLP - Tel: 01285 659 061  
Ref: J. Archard - Email: jma@tanners.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 £500 (including VAT) upon exchange of contracts