

6 WEEK COMPLETION



**SITUATION**

Occupying a busy trading position directly off the multiple shopping facilities of the High Road, adjacent to a **Santander** and opposite **Redbridge Town Hall**. Ilford enjoys excellent links with the A406 (North Circular Road) and lies approximately 10 miles east of central London and 4 miles from the Olympic Site in Stratford and with Ilford Mainline Station being within easy walking distance.

**PROPERTY**

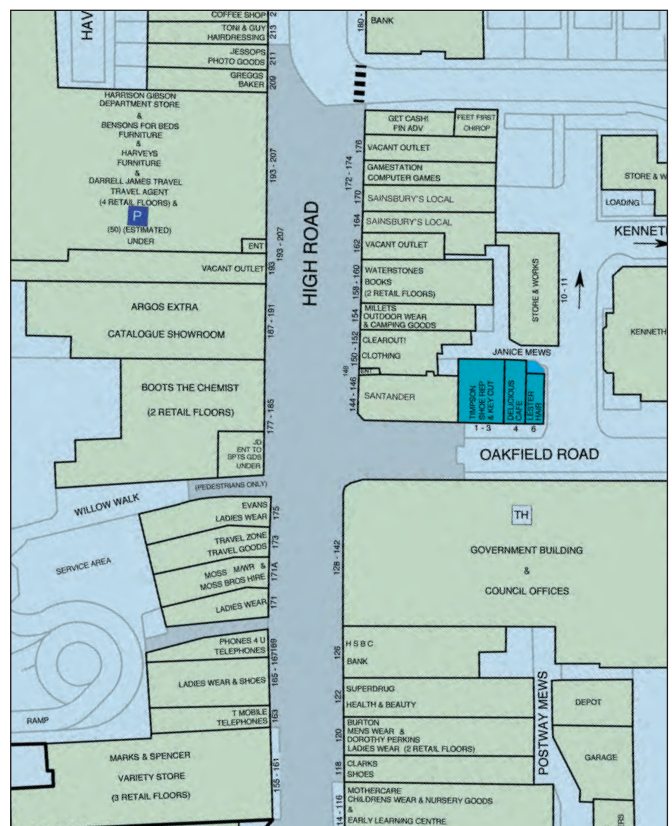
A terraced building comprising **3 Ground Floor Shops (including one Double Shop) with 2 Self-Contained Offices** each planned on the First and Second Floors and each benefiting from its own private front access. In addition, the property benefits from use of a rear service road for unloading.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£68,600 per annum  
Plus Vacant 1,340 sq ft  
Offices**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**



**VENDOR'S SOLICITORS**  
St Marylebone Property Company Plc, 12/14 Wigmore Street,  
London W1U 2DA Tel: 020 7631 4888. Ref: Ms Susan Sivapalan

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneer an administration fee of £250 (including VAT) upon exchange of contracts



6 WEEK COMPLETION



TENANCIES & ACCOMMODATION:

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 1-2 (Double Shop)	Net Frontage 29'6" Shop Depth 21'3" Built Depth 48'6" WC Rear Store/Office Area Approx 615 sq.ft	<b>Timpson Limited</b> (Having over 640 branches) (T/O for Y/E 27/09/08 £83.6 m, Pre-Tax Loss £189,000 and Net Worth £13.3 m)	13 years from 29th September 1999	£33,000	FRI by way of service charge.
No. 4 (Shop)	Net Frontage 12'8" Shop Depth 29'11" Built Depth 47'6" WC	E. Ozpembe & M. Gelman (Sandwich Bar)	15 years from 11th October 2002	£16,000	FRI by way of service charge. <b>Rent Review 2012</b>
No. 6 (Shop)	Net Frontage 12'9" Shop & Built Depth 28'9" WC	E. Husseyin (Hairdresser)	10 years from 18th January 2006	£7,000	FRI by way of service charge <b>Rent Review Jan 2011</b>
No. 3 (First & Second Floor Offices)	<b>First Floor</b> Waiting Room, 3 Offices Area Approx 635 sq ft 2 WC's <b>Second Floor</b> 5 Offices, Kitchenette Area Approx 850 sq ft <b>Total Area Approx 1,485 sq ft</b>	Z. Hussan & W. Ahmed (Imports/Exports/ Accountants)	5 years from 1st April 2007	£12,600	FRI by way of service charge <b>Rent Review March 2010 (Outstanding)</b> <b>Note: The tenant has not exercised the March 2010 break.</b>
No. 5 (First & Second Floor Offices)	<b>First Floor</b> 3 Offices Area Approx 595 sq ft Kitchenette, 2 WC's <b>Second Floor</b> 5 Offices Area Approx 745 sq ft <b>Total Area Approx 1,340 sq ft</b>	<b>VACANT</b>			

TOTAL

£68,600 Plus  
Vacant  
1,340 sq ft  
Offices