



SITUATION

Occupying a prominent corner position opposite a **McDonald’s Drivethru** at the junction with the A1306 approximately 800 metres from Dagenham Heathway Underground Station (District Line).

Dagenham is a densely populated residential area being 4 ½ miles east of Ilford and 3 miles south of Romford and benefitting from good road access via the A406 and A13.

PROPERTY

A detached Office Building currently arranged as 39 Office Suites. There is a right to park 4 cars in the rear car park.

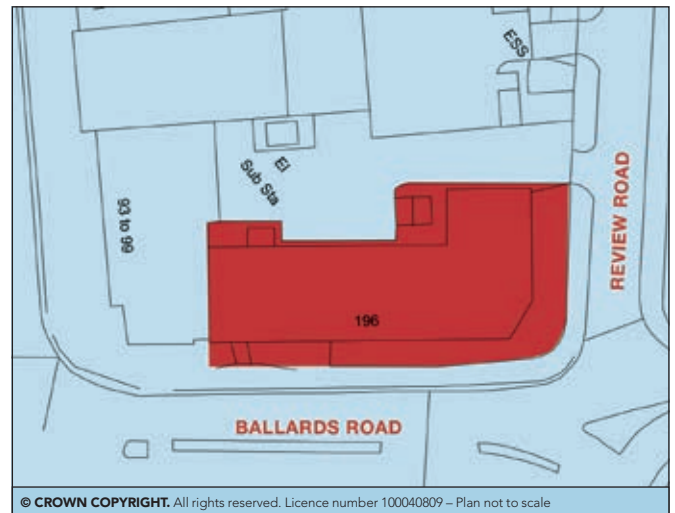
Ground Floor GIA	Approx 5,295 sq ft
First Floor GIA	Approx 4,585 sq ft

Total GIA	Approx 9,880 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD

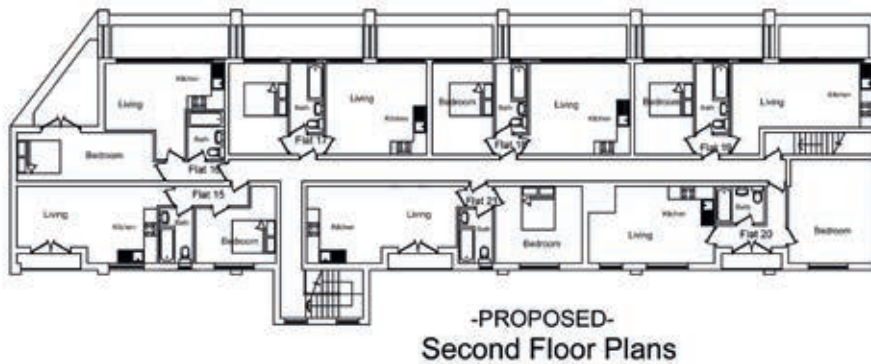
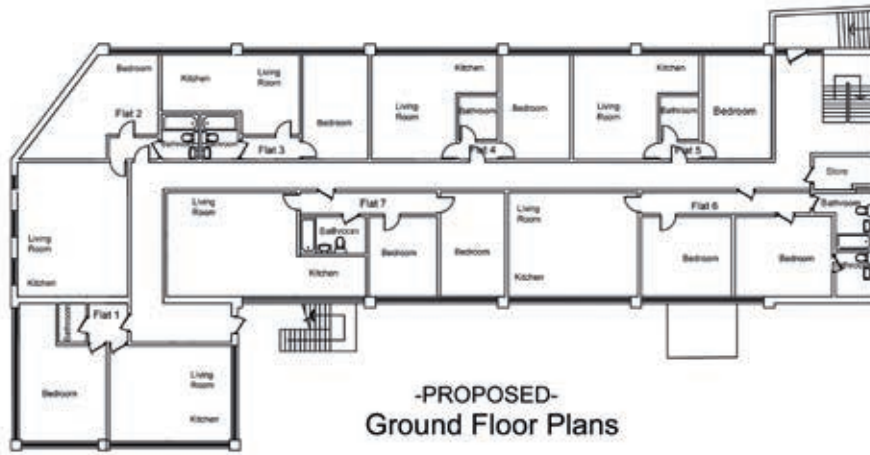
Note: Plans have been drawn up but not submitted for a scheme including an additional floor to create 21 Flats. Drawings available from Auctioneers on request.



**£76,056 p.a. plus
Vacant Offices &
Advertising Hoarding**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground and First Floor Offices	21 Office Suites	Various	Various short term Licences	£76,056	Schedule of Tenancies available from Auctioneers on request.
Ground and First Floor Offices plus Advertising Hoarding	8 Office Suites & Advertising Hoarding	VACANT			

TOTAL	£76,056 plus Vacant Offices and Advertising Hoarding
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VENDOR'S SOLICITORS
Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: B. Dubiner Esq – Email: bd@bnilaw.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