

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position opposite the junction with Grangewood Street amongst a variety of established traders all serving the surrounding residential area.

East Ham is a densely populated area 3 miles north of Docklands and 6 miles south of Walthamstow with excellent transport links situated just east of North Circular Road (A406) which provides access to the M11 and M25 motorways.

The East of London is undergoing a number of regeneration projects which benefited from the 2012 Olympic Games.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 15'5" Shop Depth 24'11" Built Depth 38'5" Shower/WC	M Najeeb (Hairdresser)	25 years from 25th March 2004	£6,500	FRI Rent Reviews 2016 and 4 Yearly
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	AST	£9,360	Occupied by Staff of the Hairdresser
TOTAL				£15,860	

£15,860 per annum

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

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

VENDOR'S SOLICITORS

J Pearlman Solicitors – Tel: 020 8458 9266
Ref: A. Becker Esq – Email: abecker@pearlman.com

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