

REFURBISHMENT OPPORTUNITY



SITUATION

Located close to the junction with Ferro Road in this established local parade which includes a Chemist, Tanning Shop, Hair Salon and an Off-Licence and within close proximity to the newly re-built Rainham Main Line Station, serving the surrounding mixed commercial and residential area.

Rainham lies approximately 3 miles east of Dagenham on the A13 which links to the M25 (Junction 30).

PROPERTY

A mid terraced building in need of refurbishment comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat** on rear ground and first floors. In addition, the property includes a **Small Rear Garden** with a **Store/Workshop** that can be accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'1"
Internal Width	19'10"
Shop Depth	14'4"
Built Depth	30'0"
Ext. WC	

Rear Ground and First Floor Flat

4 Rooms, Kitchen, Bathroom/WC	
GIA	Approx 805 sq ft

Store/Workshop

GIA	Approx 290 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There may be potential to extend into the roof space, subject to obtaining the necessary consents.

Vacant Shop, Flat & Store/Workshop

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

JOINT AUCTIONEERS
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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