



SITUATION

Located on this main A125 close to the junction with St Edwards Way (A118) within this established parade only yards from a large pay & display car park serving the surrounding mixed commercial and residential area. Romford lies approximately 13 miles east of central London via the A12 (Eastern Avenue).

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at first and second floor levels. In addition, the property benefits from a front forecourt for parking and rear service road for unloading.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'7" Internal Width 14'4" Shop Depth 57'5" Built Depth 82'4" WC Sales/Prep/Office Area Approx. 823 sq.ft Rear Store/Kitchen Area Approx. 154 sq.ft Total Area Approx. 977 sq.ft	Papa John's (GB) Ltd (Having over 250 branches)	15 years from 29th August 2013	£19,000	FRI Rent Reviews 2018 & 5 yearly Tenant's Break 2023
First Floor Flat	Bedroom, Living Room/Kitchen (Currently partitioned to provide second Bedroom plus Kitchen), Bathroom/WC	Individual	1 year from 23rd December 2013	£9,000	AST. Holding Over Occupied by Shop Franchisee
Second Floor Flat	Bedroom, Living Room, Kitchen, Bathroom/WC (Not Inspected by Barnett Ross)	Individual	1 year from 1st March 2014	£9,000	AST. Holding Over
TOTAL				£37,000	

£37,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

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

VENDOR'S SOLICITORS

Axiom Stone – Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.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