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SITUATION

Located behind a well-established retail parade accessed via a rear service road which connects with Winmill Road and Weyland Road and lies approx. 1 mile north of Dagenham Heathway Underground Station (District Line - just over 30 minutes to Aldgate East).

Dagenham is a densely populated residential area being approximately 4 1/2 miles east of Ilford and 3 miles south-east of Romford benefitting from good road links to the North Circular Road (A406).

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
24 Garages	Various	Weekly/Monthly Tenancies	£12,480	Each Garage is let at £520 p.a.
3 Garages	Various	Weekly/Monthly Tenancies	£2,340	Each Garage is let at £780 p.a.
10 Garages				

V A C A N T

TOTAL

**£14,820 plus
10 Vacant Garages**

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10 Vacant Garages**

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

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

PROPERTY

An unbroken irregular shaped site comprising **37 Lock-up Garages** and a **Roadway**.
Site Area Approx. 0.15 acres.

FREEHOLD

Note 1: The property is in an area very suitable for residential development or for houses in multiple occupation, which gives potential for future development subject to obtaining the necessary consents.

Note 2: Tenancy information accurate as at time of printing – refer to Special Conditions of Sale.

VENDOR'S SOLICITORS

Ref: A. Kellner – Tel: 01707 667 300
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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