



SITUATION

Located close to the junction with Weyland Road in this well established parade, adjacent to **William Hill** and amongst other multiple retailers including **Lloyds Pharmacy, Post Office** and **Nisa Local**.

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.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road.

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 22'8" Internal Width 20'8" narrowing to 12'5" Shop Depth 15'4" Built Depth 28'1" WC	Miss Natalia Kofliouk (Hairdresser t/a The Hair Studio)	7 years from 1st December 2015 (in occupation since 2009)	£8,500	Effective FRI Rent Review 2019
First & Second Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC (GIA Approx. 550 sq ft)	VACANT			The flat has just been refurbished.

TOTAL	£8,500 plus Vacant Flat
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£8,500 p.a. Plus Vacant Flat

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
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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