

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Frizlands Lane within this established neighbourhood shopping area, amongst such multiples as **Ladbrokes, McColls, Post Office** and **Tesco Express**, within easy walking distance to Dagenham Heathway Underground Station (District Line). Dagenham is a densely populated residential area being approximately 3 miles south-east of Ilford and 3 miles south-west of Romford benefitting from good road links to the A406 North Circular and only 5 miles from London City Airport.

**PROPERTY**

Forming part of a double unit within a mid terraced building comprising a **Ground Floor Bank** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from a rear yard with car parking for 2 cars.

**ACCOMMODATION**

**Ground Floor Bank**

Gross Frontage	18'6"
Built Depth	66'0"

**First Floor Flat**

Not inspected – Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC

**£14 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

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

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **J. & E. H. Coleman (sublet to Lloyds Bank Plc)** for a term of 99 years from 29th September 1928 at a fixed ground rent of **£14 per annum** exclusive.

Valuable Reversion in 11½ years



The Property

**VENDOR'S SOLICITORS**

Macroy Ward – Tel: 020 8440 3258  
Ref: Ms Martina Ward – Email: [martina@macroyward.co.uk](mailto:martina@macroyward.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