



SITUATION

Located to the rear of Rookwood Gardens close to the junction with Whitehall Road in this residential area adjacent to Epping Forest, approx. 1 mile from Chingford Rail Station and the popular Station Road shopping area. Chingford lies approximately 10 miles north-east of central London, immediately north of the A406 (North Circular Road) and conveniently situated for the M11 (Junction 4).

PROPERTY

Comprising a detached block of **8 Lock-up Garages together with the Roadway and Forecourt (subject to rights of way thereover).**

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
Garage Nos. 3, 4, 5, 7, 8 & 9 (6 Garages)	Various	Quarterly Agreements	£6,396	Each Garage is let at either £936 p.a. or £1,092 p.a.).
Garage Nos. 6 & 10 (2 Garages)				

VACANT

TOTAL £6,396 plus 2 Vacant Garages

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The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS
Jaffe Porter Crossick LLP - Tel: 020 7625 4424
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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