

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Reylond Road in this well established parade which includes **William Hill, Lloyds Pharmacy, Post Office, Nisa Local** and **Day 1**.

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**

A mid terrace building comprising a **Ground Floor Shop** with a **rear Store Area** together with separate rear access to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'11"
Internal Width	16'6"
Shop Depth	37'7"
Built Depth	<b>81'4"</b>
WC	

**First and Second Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **P. J. Hart (Security Systems)** (see Note) for a term of 99 years from September 1926 at a current rent of **£12.50 per annum** exclusive.

**Note: The Flat is believed to be sublet on an AST.**

**Valuable Reversion in approx. 9 years**

**£12.50 per annum**

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

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

**VENDOR'S SOLICITORS**

Macroy Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: 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