



SITUATION

Occupying a prominent position close to the junction with Collier Row and forming part of a well-established retail parade being amongst such multiple retailers as **Boots Pharmacy, Coral, Betfred, Lloyds Bank, NatWest, Greggs, Tesco Metro** and many others.

Romford Lies approximately 13 miles east of central London via the A12 (Eastern Avenue).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop (A3 & A5 Use)** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from the use of a rear service road allowing vehicular access.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'0" Internal Width 15'6" Built Depth 60'0" 2 WCs Area Approx. 796 sq ft! (*Area taken from VOA)	K. Sebarajah (Restaurant & Hot Food Take-Away)	20 years from November 2013	£21,500	FRI Rent Reviews 2017 and 4 yearly. £5,375 Rent Deposit held.
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st December 2016	£9,600	AST Mutual Break after 6 months.
TOTAL				£31,100	

£31,100 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
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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