



SITUATION

Located close to the junction with Winchester Avenue, adjacent to the newsagent that serves the local residential area. Nearby occupiers include **The Jobber's Rest (Gastropub) and a Specialist Boat Shop.**

Upminster is a popular commuter town located some 15 miles east of the City of London and 4 miles south-east of Romford, enjoying excellent road access via the A124 which links with the M25 motorway.

PROPERTY

Forming part of an end of terraced building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the ground and first floor. In addition, there is a **Forecourt** (20' deep) with parking available for 3 cars.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'0"
Internal Width	19'0"
Shop Depth	30'0"
Sales Area	Approx. 570 sq ft
WC	

Ground & First Floor Flat (GIA Approx. 850 sq ft)
2 Bedrooms, Living Room, Kitchen, Bathroom/WC and benefitting from gas central heating, uPVC windows and private patio.

FREEHOLD offered with VACANT POSSESSION

Note 1: The Flat was previously let at £13,200 p.a. (£1,100 pcm).

Note 2: It is understood that planning permission has been obtained to convert the adjoining newsagent/shop into Residential use.

Vacant Shop and Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

* Refer to Points 9 & 10 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 £750 (including VAT) upon exchange of contracts