



6 WEEK COMPLETION

**SITUATION**

Located close to the junction with Argyle Gardens and only a short 5 minute walk from the main retail parade amongst multiples such as **Waitrose, Pizza Hut, Pizza Express, Barclays Bank** and **Nationwide**.

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**

Comprising a **Rectangular Site with a total area of approx. 5,100 sq ft previously occupied as a builders supplier with ancillary accommodation**. The property consists of a central yard, forecourt and 5 buildings, 3 of which are open sided breezeblock structures with concrete floors, 1 two storey detached former house and 1 single storey semi-detached retail office building. The property also benefits from central gates enabling vehicles to access the yard.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION**

Site Frontage	59'3"
Site Depth	87'8"
Site Area	Approx. 5,100 sq ft
Left Retail/Office Building	Approx. 642 sq ft
Right House Ground & First	Approx. 643 sq ft
Rear Building 1	Approx. 734 sq ft
Rear Building 2	Approx. 366 sq ft
Rear Building 3	Approx. 395 sq ft
WC	

**FREEHOLD offered with VACANT POSSESSION**

**Note: In the Auctioneer's opinion the site would be suitable for redevelopment to flats and/or houses, subject to obtaining the necessary consents.**

**Planning enquiries can be made to the London Borough of Havering – Tel: 01708 434 343.**

**Potential Development Site**

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**  
DWFm Beckman - Tel: 020 7408 8888  
Ref: D. Freedman - Email: david.freedman@dwfmbekman.com

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