



SITUATION

Located in this well known main retail thoroughfare very close to Dagenham Heathway Underground Station (District Line) and being next to **Nationwide Bank** and close to such multiples as **Papa John's, Lidl, Iceland, Subway** and a host of local traders. Dagenham lies on the A1240 and is approx. 12 miles east of central London.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on two upper floors. There is a rear alley way and a rear fire escape from the flat.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'6"
Internal Width	19'7" (Widening to 23')
Shop Depth	64'6"
Built Depth	94'0"
Sales Area	Approx. 1,445 sq ft
Storage Area	Approx. 370 sq ft
2 WCs	

First and Second Floor Flat

4 Rooms, Kitchen, Bathroom, Separate WC

TENANCY

The entire property is let on a full repairing and insuring lease to **The Sue Ryder Foundation as a Charity Shop (having approx. 450 branches)** for a term of 99 years from 24th June 1927 at a current rent of **£13 per annum** exclusive.

Valuable Reversion in 7¾ years.

£13 per annum

The Surveyors dealing with this property are
John Barnett and Zac Morrow

Vendor's Solicitors

Shepherd Harris & Co.
Tel: 020 8363 8341 Ref: Duncan Ritchie
Email: dritchie@shepherd-harris.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page