



SITUATION

Located close to the junction with Movers Lane in this established retail parade, amongst a variety of local traders, approximately 300 yards from **Lidl** and diagonally opposite Ripple Primary School, in this mixed commercial and residential area, less than 1/2 a mile from Barking town centre.

Barking lies approximately 9 miles east of central London.

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 200 (Ground Floor Shop)	Internal Width narrowing to Shop & Built Depth Plus separate external WC	11'4" 6'8" 39'1"	A. Khan (Mini-cab Office) (An application to assign the lease has been made)	15 years from 27th July 2007	£8,000	Repairing and Insuring – see lease. Rent Review 2019
No. 200a (Ground Floor Shop)	Internal Width Shop Depth Built Depth WC	14'5" (max) 21'8" 65'4"	S. Chowdury (Indian Sweet Centre)	15 years from 21st December 2012	£11,500	Repairing and Insuring – see lease. Rent Review 2022
No. 200b (Ground Floor Shop)	Internal Width Shop Depth Built Depth WCs	14'7" 50'8" 62'2"	Coral Racing Limited (see Tenant Profile)	10 years from 28th February 2014	£7,750	Repairing and Insuring – see lease. Rent Review February 2019
First Floor Flat	Not Inspected		Individual	125 years from 25th December 1988	£200	Repairing and Insuring – see lease. Rent rises by £100 every 25 years.
					Total: £27,450	

TENANT PROFILE

Ladbroke's and Coral merged in 2016 to create Ladbroke's Coral Group plc, the largest bookmakers in the UK with some 3,500 stores (www.coral.co.uk). For Y/E 31/12/16, Coral Racing Limited reported a T/O of £867.4m, Pre-Tax Profit of £91.2m and Shareholders' Funds of £215.8m.

PROPERTY

An end of terrace building comprising **3 Ground Floor Shops** with separate rear access to a **Self-Contained Flat** at first floor level. In addition, the property includes a rear yard.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There may be potential to erect an Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.

£27,450 per annum

The Surveyors dealing with this property are
Elliott Greene and Jonathan Ross

Vendor's Solicitors

Carpenters & Co
Tel: 020 8669 5145 Ref: S. McIlwaine
Email: simonm@carpenterssolicitors.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