



Rear view of the property

SITUATION

Occupying a prominent trading position in this retail parade (see Note 2), adjacent to **Coral**, amongst a host of local traders, close to a **Co-op supermarket** and being a few minutes walk from Stanford-le-Hope Rail Station. There is also a public car park to the rear. Stanford-le-Hope is located approx. 27 miles from central London and enjoys excellent road access via A13 within easy reach of the M25 (Junction 30) and the Lakeside Shopping Centre.

PROPERTY

An attractive mid-terraced property comprising a **Ground Floor Shop** with a **Lower Ground Floor Storage** area having rear vehicular access plus communal rear access to a **Self-Contained Flat** at first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 25 (Shop & Lower Ground Floor)	Ground Floor Shop Gross Frontage 19'0" Internal Width 16'7" Shop Depth 41'11" Built Depth 48'11" WC Lower Ground Floor Store Area Approx. 315 sq ft	Local Tools Ltd (Tool Shop) (See Note 1)	10 years from 31st July 2019	£10,000	FRI Rent Reviews and Tenant's Breaks 2022 and 3 yearly. Note 1: The shop has been trading as a retail tool business since approx. 2007 and the tenant also operates an e-commerce business model – visit: www.on-sitetools.co.uk
No 35 (First & Second Floor Flat)	Not Inspected	Individual	125 years from 2nd August 2007	£250	FRI Rent rises to £400p.a. in 2032, £500p.a. in 2057, £700p.a. in 2082 and £1,000p.a. in 2107
				Total: £10,250	

Note 2: The adjoining shop (No. 23) has now been let to an Opticians who is expected to open in the next few months.

£10,250 per annum

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

Vendor's Solicitors

Harrison Drury Solicitors
Tel: 01200 422 264 Ref: Ms Wendy Newbury
Email: wendy.newbury@harrison-drury.com

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page