



SITUATION

Occupying a prominent trading position on the main A124 Barking Road, close to the junction with Balaam Street and New Barn Street, amongst such multiples as **Pizza Hut**, **Greggs**, **Iceland**, **Plaistow Post Office** and a host of local traders.

The property benefits from excellent road links via the A112, A124 and A13 which provides a fast link to Canary Wharf and the City, as well as being only 2 miles from the Olympic site at Stratford.

PROPERTY

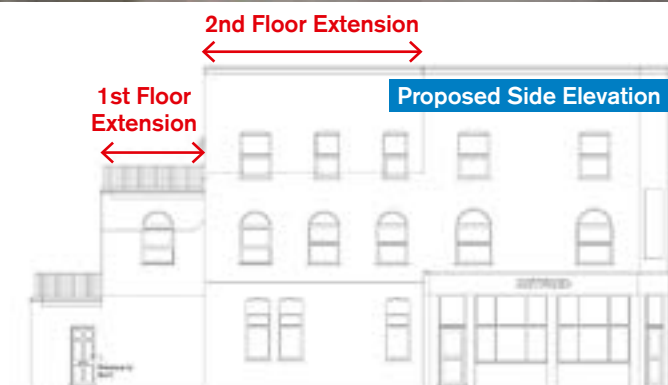
A corner building comprising a **Ground Floor Betting Shop and Basement** with separate front and side access to **3 Self-Contained Flats** on first and second floor levels ([see Note](#)).

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop & Basement	Ground Floor Shop Gross Frontage 17'0" Internal Width 14'6" Shop Depth 60'1" Built Depth 68'6" incl. 2 WCs Basement Approx. 520 sq ft	Done Brothers (Cash Betting) Limited t/a Betfred (Having over 1,300 branches)	15 years from 23rd July 2012	£30,000	FRI Rent Review and Tenant's Break 2022
Flat A (1st Floor Front)	1 Room, Kitchen, Shower/WC	Finefair Consultancy Ltd (Property Management Agency)	3 years from 11th November 2013	£7,500	Holding Over
Flat C (1st Floor Rear)	1 Room, Kitchen, Shower/WC	Finefair Consultancy Ltd (Property Management Agency)	3 years from 27th November 2013	£7,500	Holding Over
Flat B (2nd Floor Front)	1 Room, Kitchen, Bath/WC			VACANT	
				Total: £45,000 plus Vacant Flat	



Note: Planning Permission was granted on 17th March 2017 by the London Borough of Newham for the erection of first and second floor rear extensions to enlarge Flat B (2nd Floor) to 2 Bedrooms, Kitchen/Living Room, Bathroom/WC (Approx. 1,054 sq ft) plus Terrace and Flat C (1st Floor Rear) to 1 Bedroom, Kitchen/Living Room, Bathroom/WC (Approx. 532 sq ft) plus Terrace. Ref: 17/00141/FUL – Documentation available from Auctioneers.

£45,000 p.a. Plus Vacant Flat

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

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

Vendor's Solicitors

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