



SITUATION

Occupying an excellent trading position on the main A123 Ripple Road, directly opposite a **Lidl Supermarket** and a huge development of 524 new homes currently under construction, plus a host of well established local businesses, and only a few minutes walk from the prime retail centre of Barking anchored by the **Vicarage Field Shopping Centre**. Barking is a popular East London suburb lying between East Ham and Dagenham just north of the River Thames, enjoying easy access to the A406 North Circular Road and the A13 which leads directly into the City only 13 miles to the west.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with internal access to a **Flat** at rear ground and first floor level.

There is a rear service road accessed via Sunningdale Avenue.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'7"
Internal Width	14'4"
Shop Depth	26'2"
Built Depth	49'10"
Rear Kitchen/Diner	10'3" x 17'10"
External WC	
External Store Building (Not Inspected)	

First Floor Flat

2 Bedrooms, Living Room, Bathroom/WC
(GIA approx. 600 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **J C Patel & H J Patel t/a Barking News Centre (Convenience Store and Off-Licence)** for a term of 15 years from 29th September 2013 at a current rent of **£15,750 per annum** exclusive.

Valuable Rent Review 2023

Note 1: The lessees have been in occupation for almost 25 years.

Note 2: There is potential to extend at the rear and create a separate access to the flat in order to make it self-contained, subject to planning.

£15,750 per annum

The Surveyors dealing with this property are
Jonathan Ross and John Barnett

Joint Auctioneers

Andrew Caplin Commercial Ltd
Tel: 01708 731 200 Ref: Andrew Caplin
Email: info@ac-commercial.com

Vendor's Solicitors

W T Jones
Tel: 07470 400 466 Ref: Peter Hambleton
Email: pch71@aol.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

