



## SITUATION

Located close to the junction with Front Lane within this well-established neighbourhood parade which includes branches of **One Stop** and **Day Lewis Pharmacy**, serving the surrounding residential population, approximately 1 mile north-west of Upminster town centre.

Upminster is a popular commuter town located some 15 miles east of central London and 4 miles south-east of Romford, enjoying excellent road access via the A127 which links with the M25 (Junction 29).

## PROPERTY

A mid-terrace building forming part of a retail parade comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 149 (Ground Floor Shop)	Gross Frontage 19'0" Internal Width 17'7" Shop Depth 44'4" Built Depth 52'3" WC	<b>A. Timcke</b> (t/a <b>Look Ahead</b> <b>Hairdressers</b> )	10 years from 24th June 2016 <b>(In occupation since 1996)</b>	£10,000	Effectively FRI <b>Rent Review June 2021 (Outstanding)</b> <b>Note: Tenant's 2021 Break not exercised.</b>
No. 149a (1st & 2nd Floor Flat)	Not inspected.	<b>Individual(s)</b>	99 years from 28th June 1994	£100 <b>(doubling every 33 years)</b>	Effectively FRI <b>Valuable reversion in approx. 71 years.</b>
				<b>Total: £10,100</b>	

**£10,100** per annum plus 1 Valuable Reversion

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

### Vendor's Solicitors

Derrick Bridges & Co  
Tel: 020 8449 7326 Ref: Vicky Weldhen  
Email: vickyweldhen@derrickbridges.co.uk

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'**