

Lot 22

Land & Garages to the East of Mill Road,
Aveley, South Ockendon, Essex

***Guide: £130,000**

44 Garages (under £3,000 per garage)
In the same ownership since the 1950's
6 week completion



SITUATION

Accessed off Hanford Road, close to the junction with Mill Road, in this residential area north of the town centre. Aveley is conveniently located for the M25 Dartford Crossing and the A13 and is situated approx. 3 miles east of Rainham and approx. 3 miles north-west of Grays.

PROPERTY & ACCOMMODATION

Comprising 3 approximately rectangular sites containing a combined total of **44 Garages**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION (See Note 1)

Note 1: We understand that up to 7 Garages are occupied/let at a combined current rent totalling £2,820 p.a. (averaging approx. £402 p.a. per garage) – see special conditions of sale in Legal Pack.

Note 2: There may be development potential for alternative uses, subject to obtaining possession and the necessary consents.



44 Garages

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Bowers Solicitors

Tel: 020 8455 9881 Ref: Raymond Esdaile

Email: raymond@bowers-solicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale