



## SITUATION

In this established retail parade at the intersection of Clockhouse Lane and Collier Row Road, amongst multiples such as **Savers, Costa Coffee, KFC, Greggs, Domino's** and a host of independent traders. This shopping centre serves the surrounding residential area approximately 1 1/2 miles from Romford Town centre and 14 miles north-east of Central London.

## PROPERTY

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 first and second floors. The property includes a rear concreted parking area accessed via a service road.

## ACCOMMODATION

### Ground Floor Shop

|                |        |
|----------------|--------|
| Gross Frontage | 17'0"  |
| Internal Width | 16'6"  |
| Shop Depth     | 38'6"  |
| Built Depth    | 48'10" |
| WC             |        |

### First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

GIA Approx. 780 sq ft

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Shahan Ali (t/a Gadget Exchange)** for a term of 15 years from 24th June 2012 at a current rent of **£18,000 per annum** exclusive.

Rent Reviews June 2017 & 2022 (both outstanding)

**Note 1: The flat is currently sub-let on an AST at a rental of £12,000 p.a. from 2021.**

**Note 2: There is a Rent Deposit of £4,500 being held.**

**Note 3: Refer to the Auctioneers for the video tour of the Flat.**

**£18,000** per annum

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

## Vendor's Solicitors

BBS Law

Tel: 020 8349 0321 Ref: Harry Wilshaw

Email: harry.wilshaw@bbslaw.co.uk

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'**



