

# Dagenham

251-253 Heathway  
Essex  
RM9 5AN

- **Freehold Town Centre Betting Office Investment**
- Let to Coral Racing Ltd on a lease expiring 2023 (no breaks)
- Well located 100 metres to the south of Dagenham Heathway London Underground Station (District Line)
- No VAT applicable
- Rent Review May 2013 outstanding
- Current Rent Reserved  
**£50,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Dagenham is a densely populated London suburb situated in the London Borough of Barking and Dagenham 3 miles south of Romford and 12 miles east of Central London. The town benefits from good road communications being situated immediately to the north of the A13 which connects Central London to the M25 motorway some 6 miles to the east. In addition the area is served by Dagenham Heathway London Underground Station (District Line). The property is situated on Heathway, close to its junction with Hedgemans Road, the main retail thoroughfare in the town and opposite The Mall Shopping Centre and within 100 metres of Dagenham Heathway London Underground Station. Occupiers close by include Specsavers (adjacent), Lloyds TSB (opposite), Santander, NatWest, Barclays, Halifax, Betfred, William Hill and Tesco Express.

**Description**  
The property is arranged on basement, ground and one upper floor to provide a ground floor betting office with basement storage currently utilised for plant and self-contained first floor offices above which are separately accessed from the front. The property benefits from on-site parking for 1-2 cars and a small yard to the rear which is accessed off Hedgemans Road.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.35 m</b>	<b>(30' 8")</b>
<b>Net Frontage</b>	<b>7.45 m</b>	<b>(24' 5")</b>
<b>Shop Depth/Built Depth</b>	<b>18.71 m</b>	<b>(61' 5")</b>
<b>First Floor</b>	<b>115.35 sq m</b>	<b>(1,242 sq ft)</b>

**Tenancy**  
The entire property is at present let to CORAL RACING LTD for a term of 15 years from 19th May 2008 at a current rent of £50,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**  
No. of Branches: 1,600.  
Website Address: [www.coral.co.uk](http://www.coral.co.uk)

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
EPC Rating 81 Band D (copy available on website).