

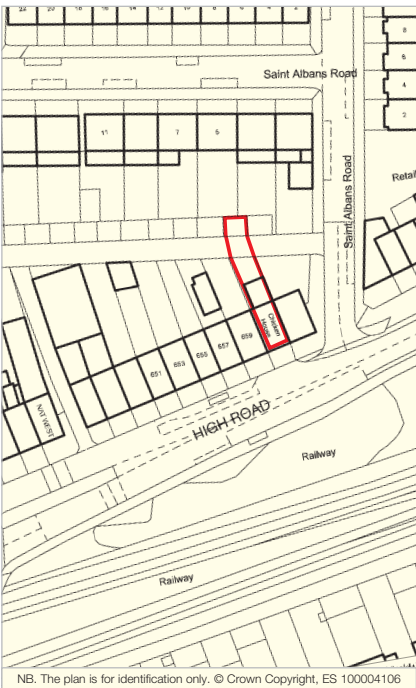
Ilford 661 High Road Essex IG3 8RA

- **Freehold Takeaway Investment**
- Forms part of a local parade
- Shop and self-contained two bedroom maisonette (1)
- Lease expires 2012
- Close to Seven Kings Railway Station
- Current Rent Reserved

£22,000 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Ilford is located in the London Borough of Redbridge, which is situated 8 miles east of the City of London, bordering Waltham Forest to the west and Havering to the east. There are good transport links with the A406 (North Circular) approximately 1 mile to the east and A13 to the south.

The property is situated on the northern side of High Road within a mixed parade of local retailers near the junction with St Albans Road and Seven Kings Rail Station, which provides regular services to London Liverpool Street.

Occupiers close by include NatWest.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit currently trading as a takeaway.

(1) The Receivers understand from a Valuation Report that there is a two bedroom self-contained maisonette on the first and second floors above the shop which is accessed from the rear of the property.

The property provides the following accommodation and dimensions:

Gross Frontage	5.38 m	(17' 8")
Net Frontage	4.43 m	(14' 6")
Shop Depth	10.60 m	(34' 9")
Built Depth	15.90 m	(52' 2")
First and Second Floor Maisonette comprising Three Rooms, Kitchen and Bathroom (not inspected by Allsop) (1)		

Tenancy

The entire property is at present let to K A BUTT AND M M AHMED (t/a Chicken House) for a term of 15 years from 21st February 1997 at a current rent of £22,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Caroline Lister, BLP Law. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: caroline.lister@blplaw.com