

# Dagenham

## 1, 2, 3, 4, 5 & 6

### Rowallan Parade

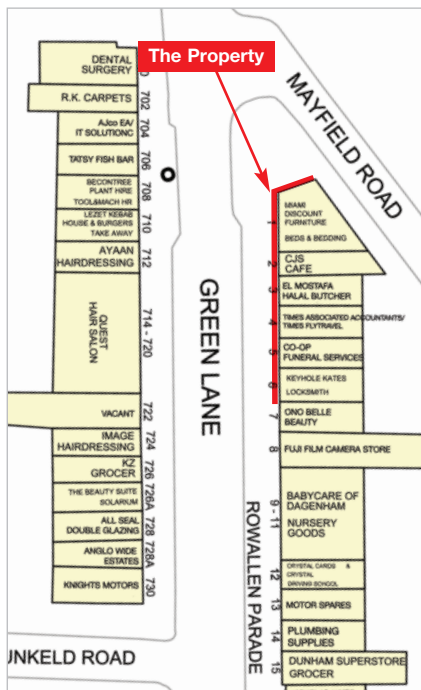
### Green Lane

### Essex

### RM8 1XU

- **Freehold Shop and Residential Investments**
  - To be offered as six lots
  - Comprises shops with residential upper parts
  - Lot 4 let on a reversionary lease expiring 2034
  - No VAT applicable
  - Total Current Rents Reserved
- £101,740 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Dagenham is located within the densely populated London Borough of Barking & Dagenham, approximately 3 miles south of Romford and 10 miles to the east of Central London. The town benefits from good communications, being situated immediately to the north of the A13, which connects Central London to the M25 Motorway (Junction 30) some 6 miles to the east. In addition, the area is served by two London Underground Stations (District Line).  
The property forms a local parade of shops at the junction of Green Lane and Mayfield Road.  
The local occupiers are anchored by Tesco Express and a wide range of more local businesses.

**Description**  
The property is arranged on ground and two upper floors to provide six shop units, five with residential above. Unit 1 is entirely commercial. The residential accommodation is accessed from the rear. There are external stores to the rear of units 2 and 6 and a garage to the rear of unit 4.

**VAT**  
VAT is not applicable to these lots.

**Documents**  
The legal pack will be available from the Seller's Solicitors.

**Energy Performance Certificate**  
For EPC Ratings please see website.

**Buyer's Premium**  
Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

**Viewings**  
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 4-9 Dagenham**.





Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	Guide Price
4	1	M Passa (t/a Miami Furniture)	Ground Floor 95 sq m (1,023 sq ft) First Floor 89 sq m (953 sq ft) Second Floor 89 sq m (953 sq ft) Total 273 sq m (2,939 sq ft)	99 years from 15.03.1934 expiring 15.03.2033 FR & I	£350 p.a.	Reversion 2033	£50,000-£75,000
5	2/2A	M Osman and I Karabalik (t/a CJ Café)	Ground Floor (NIA) 75.25 sq m (810 sq ft) First & Second Floor Residential – 5 Rooms, Kitchen, Bathroom Rear Store	15 years from 25.03.2012. Rent review every 5th year FR & I subject to a schedule of condition	£17,250 p.a.	Rent review 2017	£300,000-£325,000
6	3	E Bayyard (t/a El Mostafa)	Ground Floor 62.18 sq m (669 sq ft)	15 years from 28.06.2002. Rent review every 5th year FR & I	£11,000 p.a.	Reversion 2017	£350,000-£375,000
	3A	Individual	First & Second Floor Residential – 5 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for 12 months from 03.03.2014	£10,200 p.a.	Holding over	
					Total £21,200		
7	4	M Habib (t/a Times Associates Accountants and Times Fly Travel Agents)	Ground Floor 85.32 sq m (918 sq ft) Rear Store/Office	15 years from 23.07.2015. Rent review every 5th year Tenant's break clause 2020. FR & I	£12,000 p.a.	Rent review 2020	£350,000-£375,000
	4A	Individual	First & Second Floor Residential – 5 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for 12 months from 25.03.2013	£11,400 p.a.	Holding over	
					Total £23,400		
8	5	Funeral Services Ltd (1) (t/a Co-op Funeral Care)	Ground Floor 59.74 sq m (643 sq ft)	10 years from 02.01.2014. Rent review 02.01.2019. IR & I Tenant break clause 2017 on a penalty payment of £5,650, and 2019, if not exercised, 3 months rent free is due on both	£11,300 p.a.	Rent review 2019	£325,000-£350,000
	5A	Individual	First & Second Floor Residential – 5 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 26.06.2009	£9,240 p.a.	Holding over	
					Total £20,540		
9	6/6A	G Alexander (t/a Keyhole Kate)	Ground Floor (NIA) 78.9 sq m (850 sq ft) First & Second Floor Residential – 5 Rooms, Kitchen, Bathroom Rear Store	15 years from completion. Rent review every 5th year FR & I	£19,000 p.a.	Rent review 2021	£300,000-£320,000

(1) Funeral Services Ltd is owned by Co-operative Group Ltd.

**Total £101,740 p.a.**