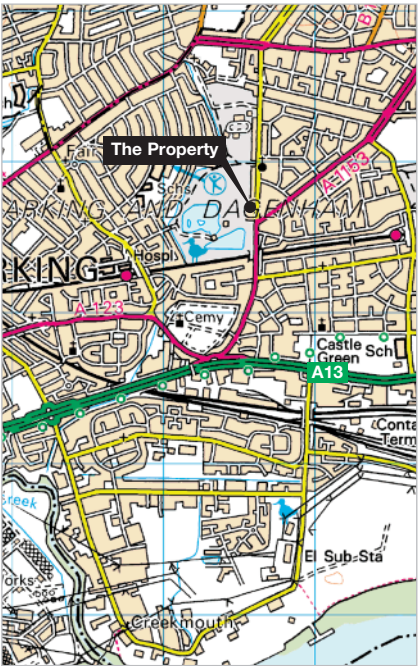


**Dagenham**  
**274, 276, 278, 280,**  
**286, 288 & 292**  
**Lodge Avenue**  
**Essex**  
**RM8 2HF**

- **Six Freehold Ground Rent Investments**
- Valuable reversions in under 20 years
- Each lot comprises a shop with a self-contained maisonette above
- Popular parade in a predominantly residential area
- No VAT applicable
- Total Current Rents Reserved

**£211 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 the west side of Lodge Avenue (A1153) close to its junction with Porters Avenue. Occupiers close by include The Roundhouse pub and a range of local shops and businesses.

**Description**  
 Each lot is arranged on ground and two upper floors to provide a shop with a self-contained maisonette above. The maisonettes are approached from the rear. Each unit also has parking to the rear.

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

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

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

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
110	274	R Lee (Newsagents) Limited	Gross Frontage Built Depth First & Second Floor Maisonette	5.7 m 10.0 m	(18' 8") (32' 9")	99 years from 24.06.1935 FR & I	£31 p.a.	Reversion 2034
	276	R Lee (Newsagents) Limited	Gross Frontage Built Depth First & Second Floor Maisonette	5.7 m 10.0 m	(18' 8") (32' 9")		£30 p.a.	Reversion 2034
111	278	Two Individuals	Gross Frontage Built Depth First & Second Floor Maisonette	5.7 m 10.0 m	(18' 8") (32' 9")	99 years from 24.06.1935 FR & I	£30 p.a.	Reversion 2034
112	280	Individual	Gross Frontage Built Depth First & Second Floor Maisonette	5.7 m 10.0 m	(18' 8") (32' 9")	99 years from 24.06.1935 FR & I	£30 p.a.	Reversion 2034
113	286	Daejan Investments Ltd	Gross Frontage Built Depth First & Second Floor Maisonette	5.7 m 10.0 m	(18' 8") (32' 9")	99 years from 24.06.1935 FR & I	£30 p.a.	Reversion 2034
114	288	Individual	Gross Frontage Built Depth First & Second Floor Maisonette	5.7 m 10.0 m	(18' 8") (32' 9")	99 years from 24.06.1935 FR & I	£30 p.a.	Reversion 2034
115	292	Individual	Gross Frontage Built Depth First & Second Floor Maisonette	5.7 m 10.0 m	(18' 8") (32' 9")	99 years from 24.06.1935 FR & I	£30 p.a.	Reversion 2034
							Total £211 p.a.	

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