



Tenure

Freehold.

Location

Becontree is a suburb of Greater London in the Borough of Barking and Dagenham, located some 2 miles to the east of Ilford, 3 miles west of Romford and 2 miles north of Dagenham. The A12 is to the north and A13 to the south, both of which provide access to the City of London to the west and M25 to the east. Rail access is provided via Goodmayes and Chadwell Heath Rail Stations with services to Liverpool Street.

The property is situated on the south side of Green Lane, close to its junction with Waldegrave Road.

Occupiers close by include Superdrug, Tesco Express, Post Office, Barclays, Coral (opposite), a Co-Operative Supermarket, Greggs, Santander, Numark Pharmacy and a wide range of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette above, access to which is from the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 1 Becontree**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Sue Ryder (1)	Gross Frontage 5.6 m (18' 5") Net Frontage 5.2 m (17' 1") Shop Depth 22.4 m (73' 6") Built Depth 26.9 m (88' 3")	10 years from completion Rent review every 5th year FR & I	£19,000 p.a.	Rent Review 2017
First, Second Floors	An Individual	First and Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom	AST expiring 25.01.98	£4,420 p.a.	Holding over

Total £23,420 p.a.

(1) www.sueryder.org Sue Ryder is a registered national charity providing health and social care service in local communities. They have in excess of 8,000 volunteers and are supported through fundraising and retail activities via their 350+ outlets nationwide. For the year ended 31st March 2011, Sue Ryder reported a pre-tax profit of £2.153 million and a net worth of £46.05 million. (Source: riskdisk.com 21.04.2012)

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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Becontree

758 Green Lane, Essex RM8 1YT

Freehold Shop and Residential Investment

- Shop to be let to Sue Ryder on a new ten year lease (no breaks)
- Includes a self-contained maisonette
- Nearby occupiers include Superdrug, Barclays, Coral, Tesco Express and a Co-Operative Supermarket
- No VAT applicable
- Shop Rent Review 2017
- Total Current Rents Reserved

£23,420 pa

On behalf of Sue Ryder

Sue Ryder

