

Dagenham

254 Oxlow Lane
Essex
RM10 7YX

- **Freehold Ground Rent Investment**
- Valuable reversion in under 13 years
- Secured on a unit occupied by Lloyds Bank
- Self-contained flat on the first floor
- Reversion September 2027
- No VAT applicable
- Current Rent Reserved

£14 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 is situated on the south side of Oxlow Lane forming part of a parade of shops in this popular neighbourhood shopping location. Occupiers close by include Ladbrokes, McColl's and a range of local occupiers.

Description

The property is arranged on ground and one upper floor to provide a shop unit presently occupied by Lloyds Bank who use it in conjunction with the adjoining unit which is not included within the sale. The first floor comprises a self-contained flat which is approached from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.10 m	(20' 0")
Built Depth	20.12 m	(66' 0")
First Floor – Self-Contained Flat		

NB. Dimensions provided by the Vendor. Not measured by Allsop.

Tenancy

The entire property is at present let to J & EHE COLEMAN for a term of 99 years from 29th September 1928 at a current rent of £14 per annum. The lease contains full repairing and insuring covenants. We understand that the property is sublet to Lloyds Bank.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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