

Dagenham

5 & 5A Porters Avenue, Essex RM9 5YS

Tenure
Freehold

Location
The property is located on the east side of Porters Avenue (A1153) between the junctions with Wood Lane (A121) and Parsloes Avenue. Local shops and amenities can be found immediately adjacent to the property. Local bus services run along Porters Avenue and Wood Lane and Becontree Underground Station (District Line) can be found within a mile to the south. The open spaces of Parsloes Park are also within reach to the south.

A Freehold Mid Terrace Building arranged to provide a Ground Floor Retail Unit and a Self-Contained First and Second Floor Maisonette. Retail Unit subject to a Commercial Lease and Maisonette subject to an Assured Shorthold Tenancy

Description
The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is arranged as a ground floor retail unit and a self-contained first and second floor maisonette above.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

To View
Please Call: Allsop (Ref: DK).
Tel: 0207 344 2668.

Total Current Rent Reserved
£20,400 per annum (equivalent)

Seller's Solicitor
Messrs JA Stifford Law Solicitors
(Ref: C/A).
Tel: 0203 216 0000.

INVESTMENT – Freehold Building

Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground	Shop Premises Gross Frontage 6.00 m (19' 8") Net Frontage 5.38 m (17' 8") Shop Depth 9.63 m (31' 7") Built Depth 18.31 sq (60' 1")	Subject to a lease (in favour of an Individual trading as 'S M Halal Meat') for a term of 15 years from 1st September 2013	£9,000 p.a. Rising to £9,600 in 2015
First and Second	First Floor – Reception Room, Kitchen, Bathroom with WC and wash basin Second Floor – Two Bedrooms	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st December 2012 at a current rent of £950 per calendar month	£11,400 p.a.



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London W2

Flat 17, 65/67 Gloucester Terrace, Bayswater W2 3DH

Tenure
Leasehold. The property is held on a lease for a term of 99 years from 29th September 1969 (thus having approximately 55 years unexpired) at a current ground rent of £50 per annum.

Location
Gloucester Terrace is located off Bishops Bridge Road (A4206) which in turn runs into Westbourne Grove. The property is situated on the west side of Gloucester Terrace, close to its junction with Craven Road. Shops and amenities, including Whiteleys Shopping Centre, are available close by. Underground services run from Lancaster Gate Station (Central Line) and the open spaces of Hyde Park and Kensington Gardens are also within reach.

A Leasehold Self-Contained Third Floor Studio Flat subject to an Assured Shorthold Tenancy

Description
The property comprises a self-contained third floor flat situated within a mid terrace building arranged over lower ground, ground and four upper floors. The block benefits from an entryphone system (not tested). There is a lift.

Accommodation
Studio Room through to Kitchen, Bathroom with wash basin and WC

Tenancy
The property is subject to an Assured Shorthold Tenancy at a current rent of £1,500 per calendar month.

Seller's Solicitor
Messrs Lorrells LLP (Ref: John Nicholas).
Tel: 0207 681 8888 Fax: 0207 539 4599.
Email: jnicholas@lorrells.com

Current Gross Rent Reserved
£18,000 per annum (equivalent)

INVESTMENT – Leasehold Flat



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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.