

Chadwell Heath

232 and 232A

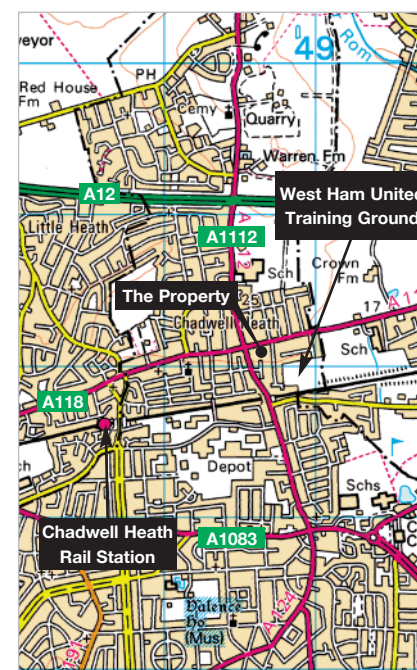
High Road

Romford

Essex

RM6 6AP

- **Freehold Shop and Residential Ground Rent Investment**
 - Let to German Swedish & French Car Parts Ltd
 - Crossrail services due from Chadwell Heath Rail Station in 2019
 - Within 500m of West Ham United FC Training Ground
 - No VAT applicable
 - Reversion 2019
 - Total Current Rents Reserved
- £9,500 pa**



Tenure

Freehold.

Location

Chadwell Heath is a popular borough of Barking & Dagenham in East London, situated within two miles west of Romford, 3 miles east of Ilford and some 15 miles north-east of Central London. The area benefits from excellent road links via the A12 and lies less than five miles from the M25 Motorway (Junction 28).

The property is located in a mixed use area on the south side of High Road (A118), close to its junction with Whalebone Lane (A1112) in an established parade of shops. Chadwell Heath Rail Station lies less than 0.7 miles to the west, where Crossrail services are due to start operating in 2019, reducing journey times to Central London to less than 30 minutes. West Ham United FC training ground is within 500m.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with self-contained maisonette on the first and second floors. The property intercommunicates at ground level with 230 High Road.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
232	German, Swedish & French Car Parts Ltd (1)	Gross Frontage 5.80 m (19' 0") Net Frontage 5.40 m (17' 8") Shop Depth 9.15 m (30' 0") Built Depth 9.45 m (31' 0")	10 years from 20.05.2009 Rent review every 5th year FR & I subject to a schedule of condition	£9,350 p.a.	Reversion 2019
232A	The Lord Mayor and Citizens of the City of Westminster	Maisonette – 4 Rooms, Kitchen, Bathroom	155 years from 25.03.1984	£150 p.a. rising to £300 p.a. in 2024 and £600 p.a. in 2064	Reversion 2139

(1) For the year ending 30th April 2018, German, Swedish & French Car Parts Ltd reported a turnover of £117.448m, a pre-tax profit of £4.912m, shareholders' funds of £16.646m and a net worth of £14.865m. (Source: Experian 02.06.2017.)
Website Address: www.gsfcarparts.com

Total £9,500 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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