

London E12

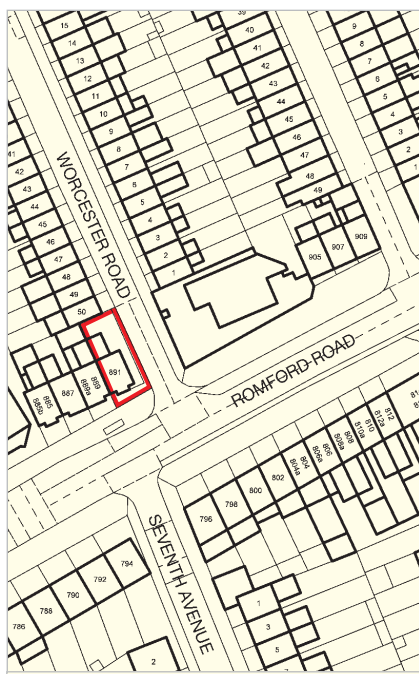
891 Romford Road E12 5JY

- **Freehold Takeaway/Restaurant Investment**
- Prominent corner location
- 3 miles from Olympic Development
- Let on a lease expiring 2023
- Rent Review 2011
- Current Rent Reserved

£25,000 pa

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Tenure

Freehold.

Location

Romford Road (A118) runs east from Stratford to Romford, 9 miles via Ilford. Central London, via the A11, is some 8 miles to the east. Public transport links are provided at Ilford Rail Station and Manor Park to the east and west respectively. Newham is one of the host boroughs for the 2012 Olympic Games.

The property is situated on the north side of Romford Road, at the junction with Worcester Road, approximately 1 mile to the west of Ilford centre.

Occupiers close by include a Total Garage and a range of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor takeaway shop with a self-contained flat (1) on the first floor, accessed from Romford Road.

(1) The Receivers understand from a Valuation Report the first floor comprises Three Rooms, Kitchen and Bathroom.

The property provides the following accommodation and dimensions:

Gross Frontage	6.95 m	(22' 9")
Net Frontage	5.90 m	(19' 4")
Return Net Frontage	7.50 m	(24' 7")
Shop Depth	12.15 m	(39' 10")
Built Depth	16.45 m	(53' 11")

First Floor comprises Three Rooms, Kitchen and Bathroom
(Not inspected by Allsop)

Tenancy

The entire property is at present let to M ASHRAF (t/a Chicken Hut) for a term of 20 years from 11th September 2003 at a current rent of £25,000 per annum, exclusive of rates. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

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

Seller's Solicitor Jonathan Pugh-Smith, BLP. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: jonathan.pugh-smith@blplaw.com