

Lot 3, 307 Wood Lane, Dagenham, London,

RM8 3NH

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Comprises a Retail Unit and 4 Room Maisonette Flat on the Upper Floors
- Potential to reconfigure Upper Floors to 2 flats (subject to consents)
- Prominent Position on Busy Route between Barking and Dagenham
- Popular East London Suburb
- VAT Free investment
- Neighbouring occupiers include Co-Op Food, Wood Lane Post Office and an eclectic mix of local independent retailers and cafes

Lot

3

Auction

26th March 2026

Rent

£15,000 per Annum Exclusive

Status

Available

Sector

Restaurant, Residential

Auction Venue

Live Streamed Auction

On the Instructions of Trustees

Location

Miles

3 miles south-east of Ilford, 3 miles south-west of Romford, 6 miles east of Stratford, 7 miles east of the City of London, 13 miles north-east of Central London

Roads

A1240, A12, A13, A406 (North Circular Road), M25 (Junction 28, 29), M11 (Junction 12)

Rail

Chadwell Heath (Elizabeth Line), Dagenham East (District Line), Dagenham Heathway (District Line), Becontree (District Line)

Air

London City Airport, London Heathrow Airport, London Gatwick Airport, London Southend Airport

Situation

The property is prominently situated within a busy neighbourhood parade on the north side of Wood Lane, close to its junction with Weylond Road and benefits from excellent communication links, situated approximately equidistant between Chadwell Heath (Elizabeth Line) Station and Dagenham Heathway (District Line) Station. Neighbouring occupiers include Co-Op Food, Wood Lane Post Office, Morrisons, Becontree Tree Health Leisure Centre and an eclectic mix of local independent retailers and cafes.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a ground floor retail unit with a 4 room maisonette flat on the first and second floors.

VAT

VAT is not applicable to this lot.

Planning

The property may be suitable for a reconfiguration of the upper parts to create 2 self contained flat, subject to consents. The Property falls with the jurisdiction of the London Borough of Barking and Dagenham. A Planning Application Presentation and Design and Access Statement is available in the Legal Pack.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Takeaway	51.08	550	AN INDIVIDUAL (t/a Sun Sing)	A term from 18/03/2019	£15,000	20/09/2025 (Holding Over)
First	Residential - 4 x room maisonette	45.15	486				
Second		42.40	456				
Total Approximate Floor Area		138.63 (1)	(1,492)			£15,000	

(1) The Ground floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk). The first and second floor areas stated above are the Gross Internal Floor Areas extracted from the Planning Application Presentation and Design and Access Statement, which is available in the Legal Pack.

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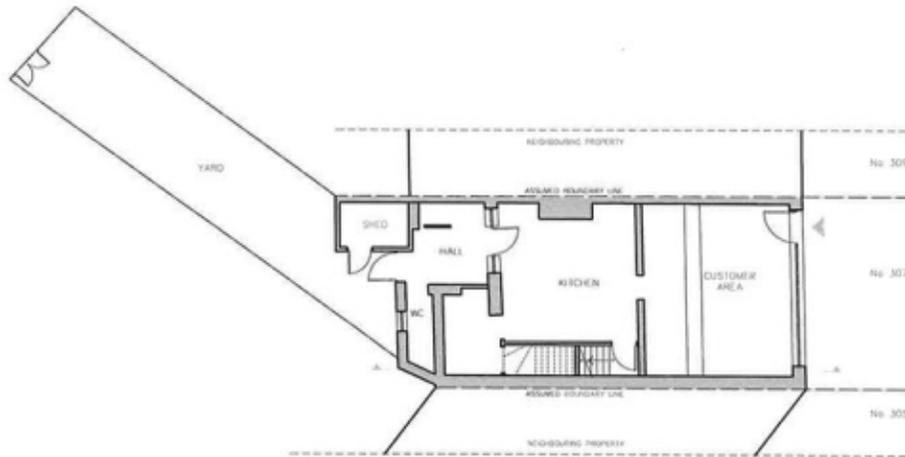


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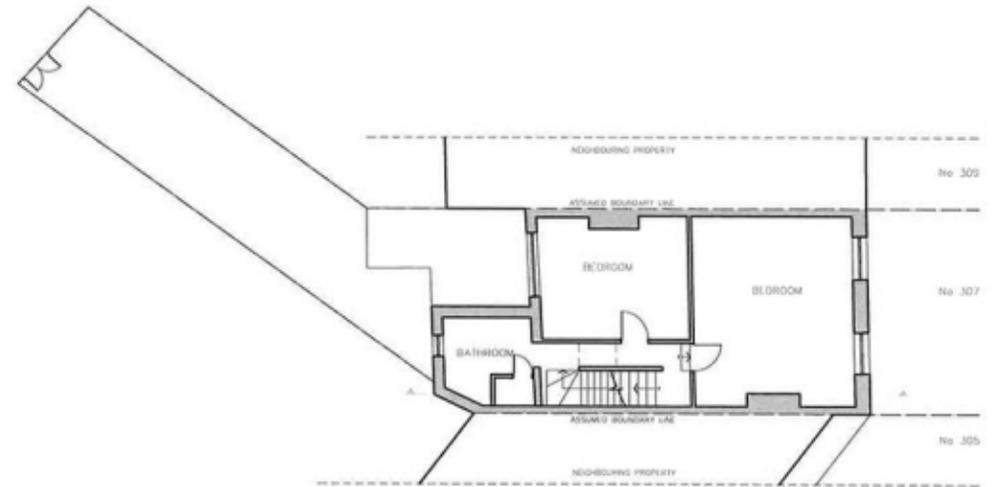
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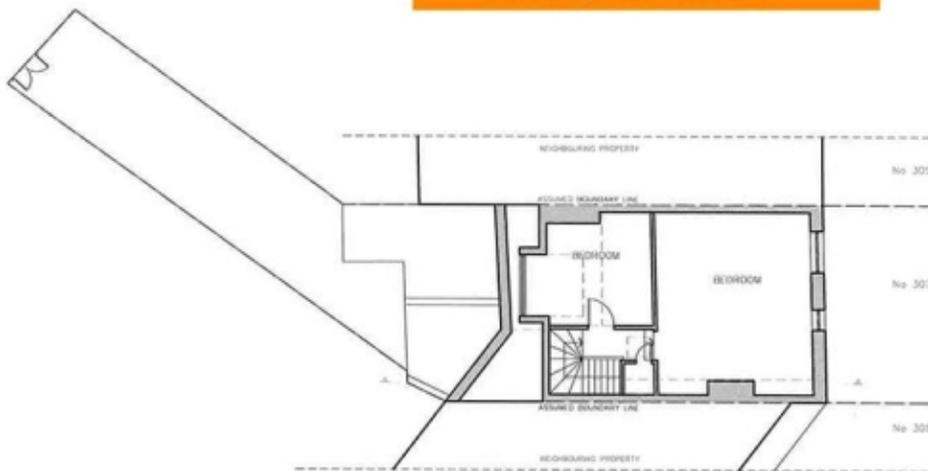




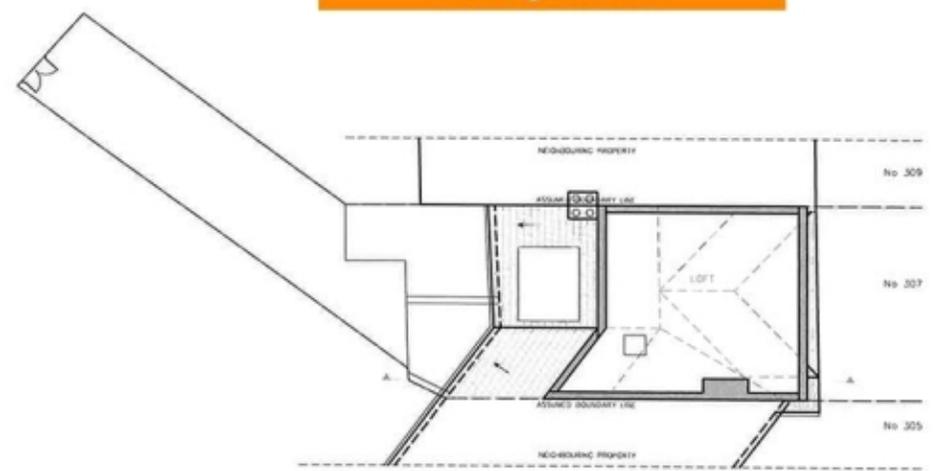
Existing Ground Floor



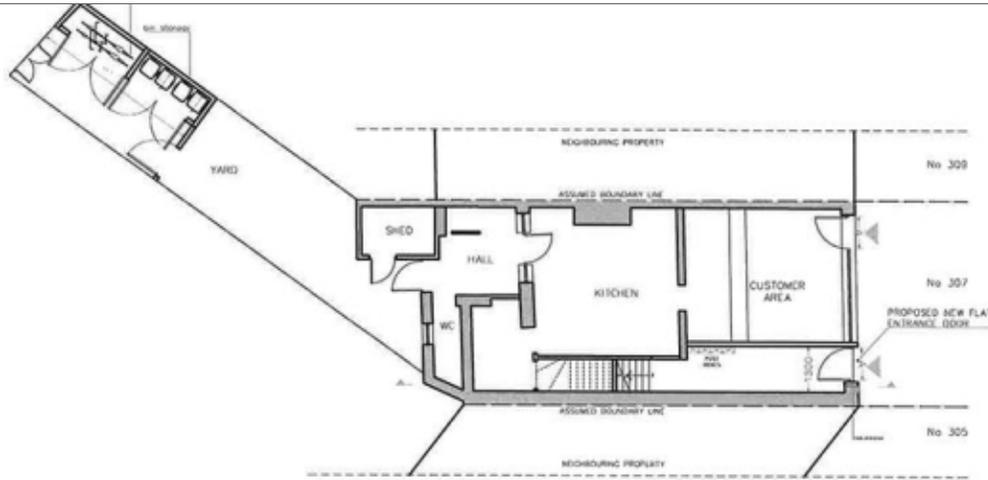
Existing 1st Floor



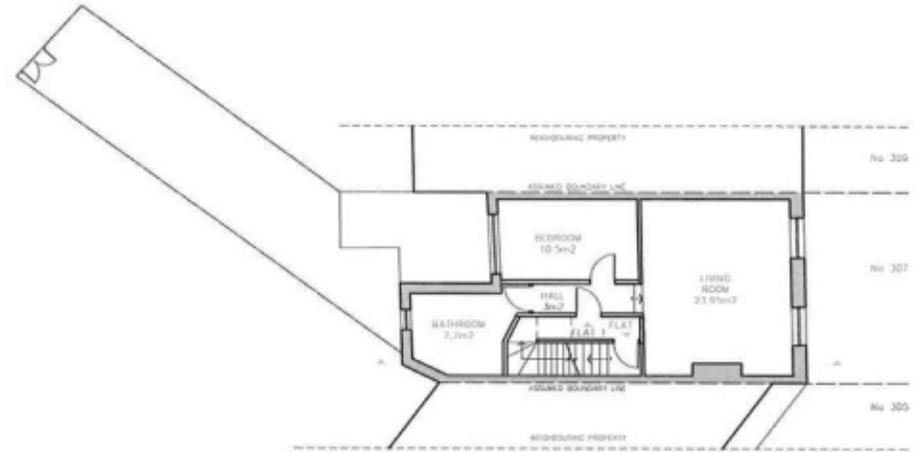
Existing 2nd Floor



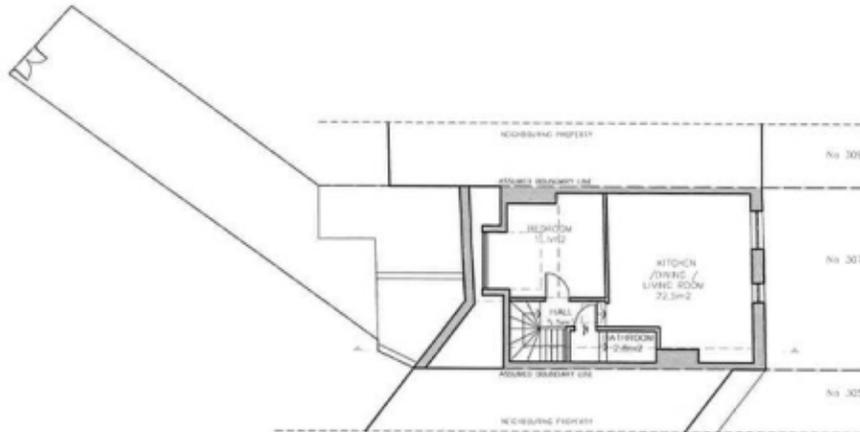
Existing Loft



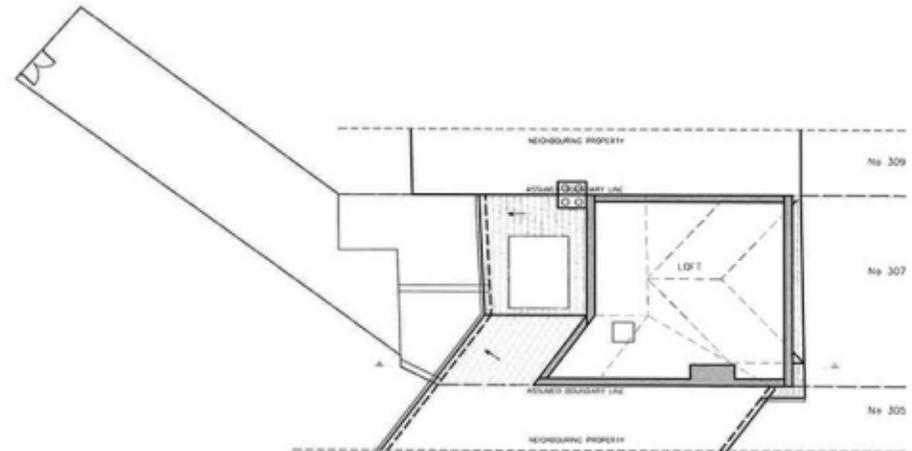
Ground Floor



1st Floor



2nd Floor



Loft

These plans form part of Planning Application Presentation and Design and Access Statement which is available within the legal pack

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Contacts

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2024