

## lot 2

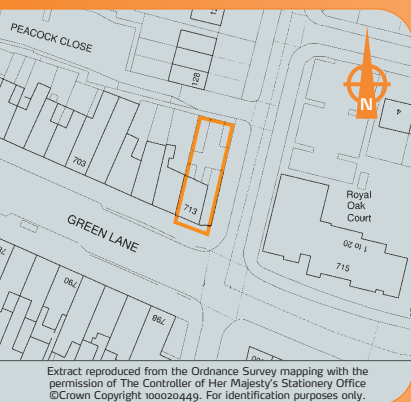
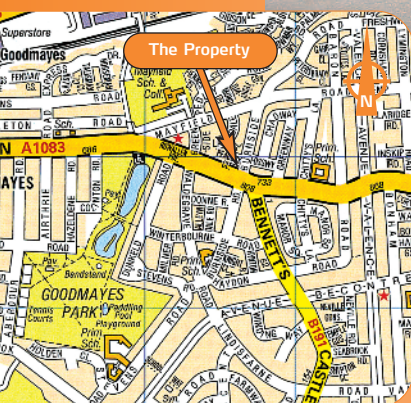
# 713 Green Lane Dagenham, Greater London RM8 1UU

Rent  
**£23,000**  
per annum  
exclusive

## Freehold Retail and Residential Investment

- Entirely let on overriding lease until 2029 (no breaks)
- Comprises shop (with separate lean-to) and residential accommodation on upper floors

- Prominent position on busy arterial route between A12 and A13
- Nearby occupiers include Greggs, Santander, Co-Operative Food and Superdrug



### Location

Miles: 3 miles south-east of Romford  
6 miles east of Stratford  
12 miles north-east of Central London  
Roads: A12, A13, A406 (North Circular Road), M25 (Junction 28, 29), M11 (Junction 12)  
Rail: Goodmayes and Chadwell Heath Railway Stations, Becontree (District Line), Dagenham Heathway (District Line)  
Air: London City Airport

### Situation

The property is situated in a prominent corner position on the north side of the busy Green Lane at its junction with Burnside Road equidistant between Romford and Ilford. Nearby occupiers include Greggs, Santander, Co-Operative Food and Superdrug, as well as a number of independent retailers. Goodmayes Railway Station is located less than 1 mile to the north-west.

### Description

The property comprises retail accommodation on the ground floor (arranged as a shop and separate lean-to) with a maisonette on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail (Shop and lean-to)	93.74 sq m (1,009 sq ft)	<b>INDIVIDUAL (1)</b>	20 years from 16/03/2009 until 2029 on a full repairing and insuring lease	£23,000	16/03/2019 & 16/03/2024
First & Second	Residential	- (-)				
<b>Total Commercial Area</b>		<b>93.74 sq m (1,009 sq ft)</b>			<b>£23,000</b>	

(i) The Vendor has received an application for an assignment of the lease to another individual, with a proposed 3 month rent deposit given on assignment. We understand the tenant sublets the maisonette.

### For further details please contact:

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