

227-231 Heathway Dagenham, Essex RM9 5AN

Highly Reversionary Freehold Ground Rent Investment

- Let to Barclays Bank Plc on a 99 year lease until 24th March 2037
- Valuable freehold reversion in approximately 21 years

- Excellent corner location in popular East London suburb
- Close to Heathway Shopping Centre
- Nearby occupiers include JD Wetherspoon, Iceland, Lidl and Nationwide

lot 14

Rent
£135 per
annum
exclusive



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), M11 (Junction 12), M25 (Junction 28, 29)

Rail: Dagenham Heathway (150m away - District Line),
Goodmayes and Chadwell Heath Railway Stations

Air: London City Airport

Situation

The property is situated in a highly prominent corner position with frontages to both Heathway (A1240) and Hedgemans Road. Heathway Shopping Centre is located diagonally opposite the property, housing occupiers including Boots the Chemist, Tesco Express and Wilko. Other nearby occupiers include JD Wetherspoon, Iceland, Lidl, Nationwide and a number of independent retailers.

Description

The property comprises a ground floor bank with five separately accessed flats arranged on the first and second floors.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground First & Second	Banking Hall/Ancillary 5 Residential Flats (2)	351.20 sq m (3,780 sq ft)	BARCLAYS BANK PLC (1)	99 years from 25/03/1938 on a full repairing and insuring lease	£135	25/03/2037
Total Commercial Area		351.20 sq m (3,780 sq ft)			£135	

- (1) For the year ending 31st December 2015, Barclays Bank Plc reported pre-tax profits of £2,841,000,000 and a total net worth of £55,845,000,000 (Source: Experian Group 19/08/2016).
(2) The residential flats have been sublet.

For further details please contact:

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