



Dagenham
 Heathway
 Underground

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	153.60 sq m (1,653 sq ft)	POWER LEISURE BOOKMAKERS LIMITED	15 years from 21/02/2014 until 20/02/2029 (3)	£65,000	21/02/2019 (outstanding)
First/Second	Ancillary/Residential	10.06 sq m (2 x 2 bed maisonettes)	guaranteed by Paddy Power plc (1) (2)			21/02/2024
Total Commercial Area		163.66 sq m (1,773 sq ft)			£65,000	

(1) For the year ending 31 December 2017, Power Leisure Bookmakers Limited reported a turnover of £909,634,526, pre-tax profits of £98,717,065 and a total net worth of £41,015,809 (Source: Experian Group 19/02/2019).
 (2) We understand the two residential flats have been sublet.
 (3) The tenant did NOT exercise its February 2019 break option.

Energy Performance Certificate: Available from the legal pack at acuitus.co.uk

Key Details

- Entirely let to Power Leisure Bookmakers Limited t/a Paddy Power until 2029 (no breaks) with guarantee
- Two self-contained maisonettes located on upper floors
- February 2019 rent review outstanding
- Located approximately 100m from Dagenham Heathway Station
- Popular East London suburb

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

Dagenham is a popular East London suburb some 12 miles north-east of Central London. The property is situated in a highly prominent position on Heathway (A1240), opposite the Heathway Shopping Centre. The centre houses occupiers including Boots the Chemist, JD Sports and Wilko. Other nearby occupiers include Greggs, Iceland, Lidl and Tesco Express.

Description

The property comprises a ground floor retail unit with part first floor ancillary accommodation. Part of the first floor and the entire second floor provide two self-contained two bedroom maisonettes which are accessed via dedicated entrances at the rear.

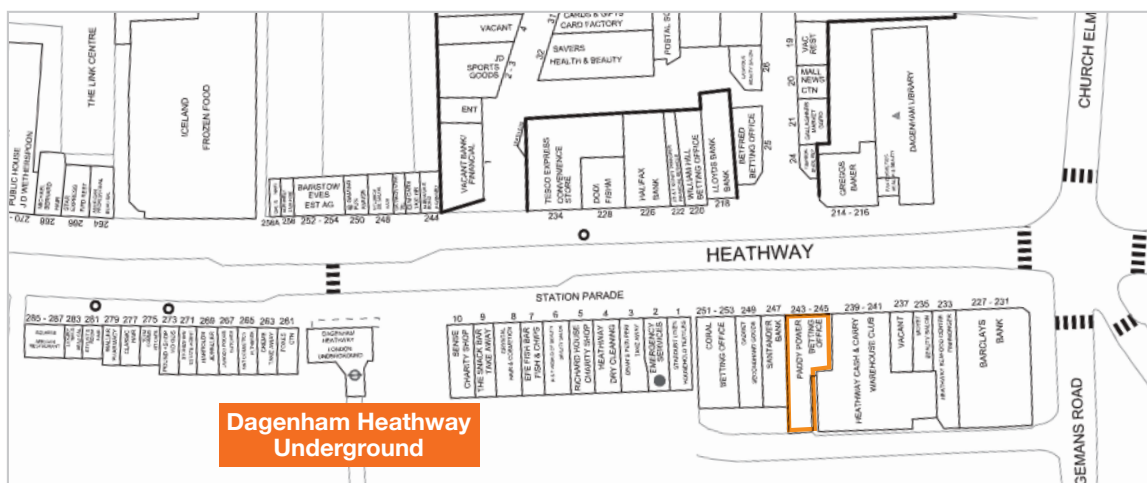
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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