

Lot 17

£126,306 Per Annum
Exclusive

Former The Bull PH, Rainham Road South,
Dagenham, London RM10 8AQ

Freehold Retail and Land Investment with Residential Redevelopment Potential



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Basement Ground	Ancillary Retail	65.39 sq m 344.44 sq m	(703 sq ft) (3711 sq ft)	Ikpaland Enterprises UK Limited (CRN 07372109) (1) t/a Gospodina and Supermarket The Bull. Afro Supermarket	5 years from 4th June 2019 (2)	£84,000	3rd June 2024
First Floor	Residential	175.00 sq m	(1884 sq ft)	Individual	7 years from 1st September 2020 subject to Landlords rolling option to determine the lease.(3)	£30,000	31st August 2027
Roof	Telecoms Mast			Hutchison 3G UK Limited and T-Mobile (UK) Limited	10 years from 21st May 2010 until 20th May 2020. Holding over	£12,306	20th May 2020
Total Approximate Floor Area		584.83 sq m (6298 sq ft)				£126,306	

- (1) Ikpaland Enterprises UK Limited (CRN 07372109) was incorporated in September 2010.
 (2) The lease is granted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 and provides for the Landlord to determine the lease at any time after 4th June 2022 subject to serving 6 months written notice.
 (3) The lease is granted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 and provides for the Landlord to determine the lease at any time subject to serving 6 months written notice.

Planning

The property may be suitable for a substantial residential redevelopment (Subject to Consents) The property is not situated in a Conservation area and is not listed. A feasibility study for a 99 unit residential scheme is available in the legal pack.

The property has NOT been listed by the London Borough of Barking and Dagenham as an Asset of Community Value.
<https://www.lbdb.gov.uk/community-right-to-bid>

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Key Details

- Former Public House building on a 0.24 Hectares (0.57acres) site.
- Residential Redevelopment Potential (Subject to Consents)
- Opposite a majority new residential development.
- Let to local tenant on leases outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 and with Landlords Option to Determine the leases.

Location

Miles: 11 miles east of the City of London, 4 miles east of Ilford, 2.5 miles south of Romford
Roads: A13, A406 (North Circular Road), M25
Rail: Dagenham East Underground Station and Dagenham Heathway Underground (District Line and Hammersmith & City Line). Dagenham Dock Railway Station (C2C line to Fenchurch Street)
Air: London City Airport, London Southend Airport, London Heathrow Airport, London Gatwick Airport

Situation

The property is prominently situated on the west side of Rainham Road South at the busy roundabout junction with Ballards Road. The immediate locality has seen major investment with a large residential scheme having been built on the south side of the roundabout less than 100 metres from the property.

Description

The property is a substantial, prominent and level site of approximately 0.23 Hectares (0.57 acres) upon which is a former Public House building now used as a retail on both the ground and first floors and a Car Parking. There is a telecoms mast on the site.

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Tenure

Freehold.

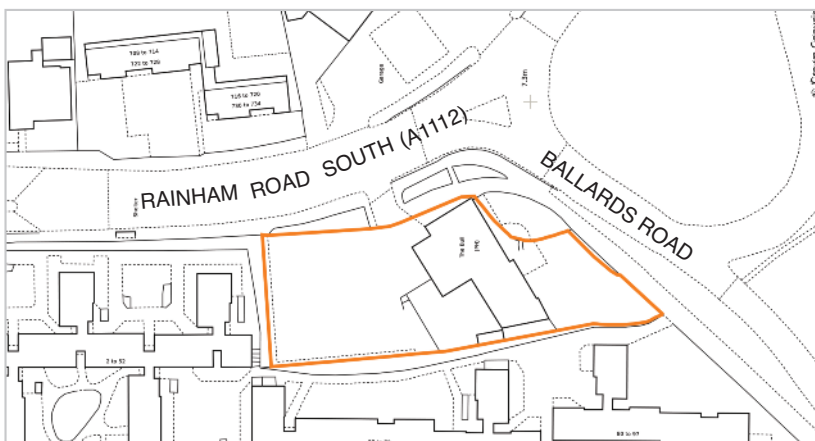
VAT

VAT is applicable to this lot.

6 Week Completion

Energy Performance Certificate

Band "D"



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Acuitus
John Mehtab
 +44 (0)20 7034 4855
 +44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Alexander Auterac
 +44 (0)20 7034 4859
 +44 (0)77 1313 5034
alexander.auterac@acuitus.co.uk

Associate Auctioneer
Panayiotis Themistocli
 +44 (0)7973 856 232
Panayiotis.Themistocli@agg.uk.com

AG&G
 ALDER • GRIMES
 AND GOODERHAM

Seller's Solicitors: Gunnercooke LLP
Sam Rosenthal
 +44 (0)7941613379
sam.rosenthal@gunnercooke.com