

# Lot 3

£24,000 Per Annum  
Exclusive

## 12 Goodmayes Road (A118), Goodmayes, Ilford, Greater London IG3 9UN

Freehold Retail and Residential Investment



### Key Details

- Includes a shop and a self contained Maisonette
- Retail rent reviewed 3 yearly to greater of Open Market rent or a 10% increase.
- 11 miles east of Central London
- 100 metres from Goodmayes Crossrail Station
- Neighboring occupiers include, Tesco Extra, Costa Coffee, Wickes, Curry's PC World, B&M Bargains and Carpetright

### Location

**Miles:** 11 miles east of Central London  
4 miles east of Stratford and the Olympic Park  
4 miles west of Romford

**Roads:** B177, A118, A12, M25

**Rail:** Goodmayes Cross rail Station

**Air:** London City Airport (4 Miles),  
London Southend,  
London Stansted, London Heathrow

### Situation

Goodmayes is located in east London, approximately 1.5 miles east of Ilford and 4 miles west of Romford. The property is prominently located on the west side of the busy Goodmayes Lane approximately 100 metres from Goodmayes Railway Station. Nearby occupiers include, Tesco Extra, Costa Coffee, Wickes, Curry's PC World, B&M Bargains, Carpetright and an eclectic mix of local retailers.

### Description

The property comprises a ground floor retail accommodation and a self contained one bedroom maisonette on the first and second floor.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	27.44 sq m (295 sq ft)	INDIVIDUAL T/A Yummy Chicken	25 years from 14/07/2008 until 2033	£14,400 (1)	2023 and every 3 years (1)
First Second	1x Maisonette	17.36 sq m (187 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for a term of 4 years from 1st June 2018 until June 2022	£9,600 (2)	
<b>Total</b>		<b>62.16 sq m (669 sq ft)</b>			<b>£24,000</b>	

- (1) The lease provides for the rent to be reviewed to the higher of Open Market rental value or the current rent plus 10%  
(2) As to the Assured Shorthold Tenancy agreement, the rent shown above has been annualised.



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