

# LOT 39

**169 Broad Street, Dagenham, Essex RM10 9HX**

## Freehold Commercial/Residential Investment

### Location & Description

An end of terrace three storey building comprising a ground floor take-away with separate front access to two self-contained flats at first and second floor level. Forming part of a local parade, near to the junction with School Road within this established residential area, close to Beam Valley Country Park and approximately ¼ mile from Dagenham Heathway underground station (District line). Dagenham lies approximately 10 miles from central London and has good road links via the A13 which links to the A406 North Circular Road.

### Accommodation

#### Ground Floor Take-away

Counter/Prep area: 250 sq ft (23 sq m), Storage: 260 sq ft (24 sq m)  
Total area: 510 sq ft (47 sq m)

Let on a repairing and insuring lease to a fast food take-away for a term of 10 years from 03.04.2001 at a rental of £588 pcm.

#### First Floor Flat (Not inspected – supplied by managing agent)

2 rooms, kitchen, bathroom/WC

Let on an AST for a term of 12 months from 17.05.2010 at a rent of £500 pcm.

#### Second Floor Flat (Not inspected – supplied by managing agent)

2 rooms, kitchen, bathroom/WC

Let on an AST for a term of 12 months from 01.10.2009 at a rent of £500 pcm.

**EQUIVALENT TO £19,056 p.a.**

**CONTACT: 020 8520 8383**

**GUIDE PRICE: £220,000 - £230,000**

