



PROPERTY CONSULTANTS

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FREEHOLD INVESTMENT FOR SALE



BECONTREE AVENUE, DAGENHAM, RM8 517.27 SQ FT (48.05 SQ M)

- * SHOP
- * 2 X 1 BED FLATS
- * REAR BUILDING

Location: Situated on Green Lane by the junction of Valence Avenue. Chadwell Heath Station is situated close by.

Description: Comprising an A1 retail shop with suspended ceiling and 2 WC's, together with two 1-bedroom flats above the shop on the 1st and 2nd floor. Rear building access gained from a side access road servicing the shops.

Areas

Shop	
Internal width	- 17'3" sq ft
Depth	- 29'9" sq ft

Tenancies: The shop is held on a lease for a term of 10 years from 2004 at £7,800 pa with rent reviews every 3 years.

The flats are let on a short-hold tenancy agreement and the rear building is also held on a short-hold tenancy agreement.

The first floor flat is currently vacant.

The second floor flat is on a 1 year tenancy agreement from February 2008 and the rent is £690 a month.

The building to the rear of the property has a 1 year tenancy agreement from June 2005 and the rent is £550 per month.

Terms: £400,000 is sought for the freehold.

Business Rates: London Borough of Barking and Dagenham – approximately £3,443 pa payable for 2008/2009. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Viewing: **By Appointment only**
Via Agent Claridges Commercial – 0845 205 0007