



Porters Avenue, Dagenham
£650,000

FREEHOLD INVESTMENT | Freehold

With a passing rent of £34,828 producing a yield of 5.4% at asking price, you can purchase the freehold to this 538 sq ft shop with 1270 sq ft split level flat above. The property is located in a mixed parade near the junction of Wood Lane (A124) with the current tenant in the shop operating as a convenience store with approx. 15 years lease and the maisonette let on an Assured Shorthold Tenancy. The shop has it's own wc, store room with kitchen area and access from rear for loading. The flat offers four bedrooms, lounge, kitchen/diner, shower room/wc and is approached from rear. Due to the lack of freeholds currently coming to the market we anticipate a good response to this property so don't delay and call Julian in our commercial department today!

Tenure: Freehold

Details provided are to the best of our knowledge, and are subject to change

Entrance

Roller shutter, door and windows to:

Main Shop Area

32ft 7 x 20ft 4 narrowing to 10ft

Counter, shelving, door to:

Storage Room

20ft 7 x 7ft 3

Door with roller shutter to rear with rear access for loading, sink unit with mixer tap and cupboard below, door to:

WC

Low flush wc, wash hand basin.

Access

Rear access with external staircase to flat.

Hall

Uvpc style door, radiator, stairs to first floor.

Kitchen/diner

16ft x 10ft 2

Double glazed window to rear, sink unit with mixer tap and cupboard below, wall and base units with work surfaces over, tiled floor, boiler.

Bedroom 1

16ft 10 x 9ft 7

Double glazed window to front, radiator, laminate style flooring.

Bedroom 2

13ft 10 x 9ft 6

Double glazed window to front, radiator, laminate style flooring.

Landing

Laminate style flooring.

Lounge

16ft 2 narrowing to 12ft 7 x 14ft 5

Double glazed window to front, radiator, laminate style flooring.

Bedroom 3

16ft 1 x 10ft (max)

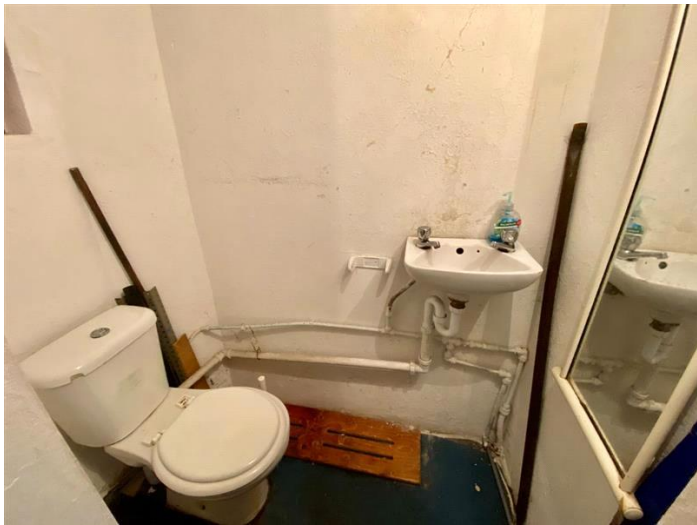
Double glazed window to rear, radiator, laminate style flooring.

Bedroom 4

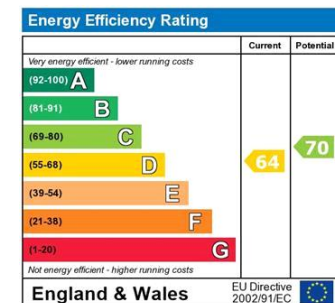
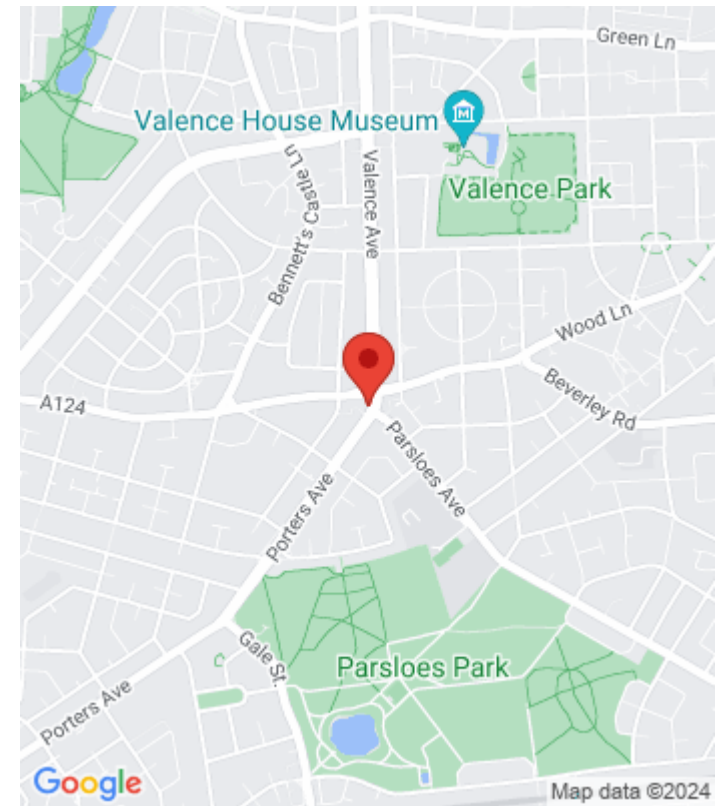
Unmeasured. Double glazed window to front.

Shower room

Double glazed window to rear, shielded shower cubicle, low flush wc, wash hand basin with mixer tap and cupboard below heated towel rail, tiled walls.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers to Palmers Solicitors, Lifetime Legal Ltd, Premier Property Lawyers and MyHomeMove Ltd. It is your decision whether you choose to deal with any of these companies. Should you decide to use an of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per transaction.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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