

LOT  
**9**

**By Order of The Government  
Legal Department**



70 High Road, Chadwell Heath,  
Romford, Essex RM6 6PP

**Guide Price £195,000\***

**FREEHOLD SHOP AND UPPERS IN NEED  
OF COMPLETE UPDATING**



This freehold end of terrace shop and uppers is situated on the A118 High Road. Chadwell Heath main line station is within a short walking distance and the area is well served by road links and bus connections. The property is in need of complete updating and modernisation throughout and also benefits from a pair of garages at the rear of the property. This lot is sold with full vacant possession. We understand that the flat above is a two bedroom flat and may offer scope for loft conversion subject to obtaining any necessary planning consent that may be required. There also appears to be an advertising hoarding on the side elevation that may hold some investment potential, subject to obtaining any necessary consent that may be required. PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR UNDER ANY CIRCUMSTANCES.

#### **ACCOMMODATION**

Ground Floor shop with two bedroom Flat above. The VOA lists the commercial element at 69.9m<sup>2</sup>.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Barking & Dagenham 020 8215 3000

Flat Council Tax Band A

Shop Rateable Value £9300

#### **VIEWING TIMES**

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN