

# Lot 4

By Order of the Mortgagees

## 46-48 King Street, Stanford-Le-Hope, Essex SS17 0HH

### GUIDE PRICE: £130,000\*



### FREEHOLD VACANT RESTAURANT WITH TWO FLATS ABOVE BOTH SOLD ON LEASES

This part single part two story detached building is found occupying a roughly triangular shaped site and comprises a ground floor vacant restaurant with two self-contained flats above. Flat 46a is sold on a lease for a term of 99 years from 1.5.1988 (about 72 years unexpired) and Flat 48a is sold on a lease for a term of 150 years from 1.5.1988 both paying nominal ground rents. Situated at the junction of King Street and High Street close to the town centre area of Stanford le Hope within short walking distance of the mainline rail station and public car parks. The restaurant previously traded as "The Bombay Nightclub" with statutory consent for use as a restaurant under Class A3 and is offered with full vacant possession and will be of interest to investors and owner-traders.

#### ACCOMMODATION

Entrance foyer leading to restaurant areas, function room, stock room with external entrance, kitchen area and WC's. GIA: 2,000 sq ft (approx.)

Outside: Garden/yard with external stores and double entrance gates onto High Street.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Thurrock Council. Tel: 01375 652652

Rateable Value: £32,500

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN