

HORNCHURCH

FREEHOLD FOR SALE

**TENANTED INVESTMENT PRIME CORNER SHOP
WITH SELF CONTAINED 1st/2nd FLOOR OFFICES ABOVE**



161/161a HIGH STREET HORNCHURCH RM11 3XS



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



LOCATION

The subject property occupies a prime central location in the popular High Street, Hornchurch opposite Peacocks & Costa Coffee in this busy High Street.

DESCRIPTION

Prime Corner tenanted shop lying adjacent to the busy walkway leading to the Fentiman Way pay and display car park

TENANCIES

The Shop is let to a Greeting Cards retailer on a lease due to expire in October 2024 at a current passing rental of £18,000 pax.

From VOA the shop extends to 111.34sqm/1198sq.ft

1st/2nd Floor Offices

Self contained 1st/2nd Floor Offices with access from an external staircase to the rear. The Office space is let to a Design Agency till 9th February 2025 at a current passing rental of £9,600 pax. The offices on 2 levels extend to 56.4sqm/607sq.ft approx.. we are told the tenant would like to surrender their lease early

The offices offer a residential conversion opportunity in our opinion

Total Current income - £27,600 pax

- Prime trading Location
- Offices providing a residential conversion opportunity

PRICE

£500,000 Subject to contract **No VAT**

LEGAL COSTS

Each side to pay their own legal costs

EPC'S

To follow

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.

VIEWING

Strictly by appointments via agent



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