

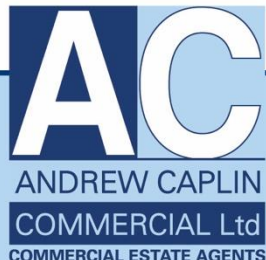
RAINHAM

FOR SALE

**MAIN ROAD TAKEAWAY/REFURBISHED FLAT INVESTMENT
APPROX 526sq.ft /48.9sq m PLUS 3 BEDROOM FLAT**



70 RAINHAM ROAD, RAINHAM, RM13 7RL



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

Location

The property occupies a position fronting Rainham Road, close to Tesco Express, KFC, The Dragon Inn and CG Hair Salon. The property is in close proximity to Cherry Tree Pay and Display Car Park. Rainham Station is approximately 1 mile away, providing a service to London (Fenchurch Street) in around 25 minutes. The National Motorway network is available via the A13 approximately 1.5 miles due South.

The property

An end terrace property fronting Rainham Road comprising a self-contained ground floor takeaway with customer entrance to the front as well as access from the rear.

A separate front door leads to a refurbished flat, comprising a ground floor kitchen and three bedrooms, lounge and bathroom at first floor. The flat includes double glazing and central heating. We are advised there is also a large loft but were unable to access such at the time of our visit.

Amenities

- Prominent position at busy Cherry Tree junction
- Pay & Display car park nearby
- Glazed frontage
- Rear access/courtyard

Accommodation

Measured in accordance with the RICS Code of Measuring Guide the approximate net internal floor area of the commercial area is:

Ground floor 526 sq ft 48.9 sq m
Plus three bedroom flat at part ground and first floor

Figures

Offers in excess of £450,000 are invited for the freehold interest subject to the current tenants. We understand that the sale price is NOT subject to VAT.

EPC

The EPC rating for the commercial area is E119. The EPC rating for the flat is E49.

Business rates

The Ratable Value of the ground floor is £9,000 (2023), The flat is Council Tax Band C.

Legal costs

Each party is to be responsible for the payment of its own legal costs.

Tenants

The restaurant is let on a full repairing and insuring lease for 15 years from 30th July 2020 at £13,800 per annum exclusive, subject to 3 year rent reviews, the next being July 2026. There is a 3 month rent deposit.

The flat has just been let for 12 months at £1350 per calendar month.

Therefore, the combined annual rent is **£30,000pa.**

Agent's Note

All figures quoted are exclusive of VAT (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.



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.

Money Laundering Regulations Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING Strictly by appointments via agent



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