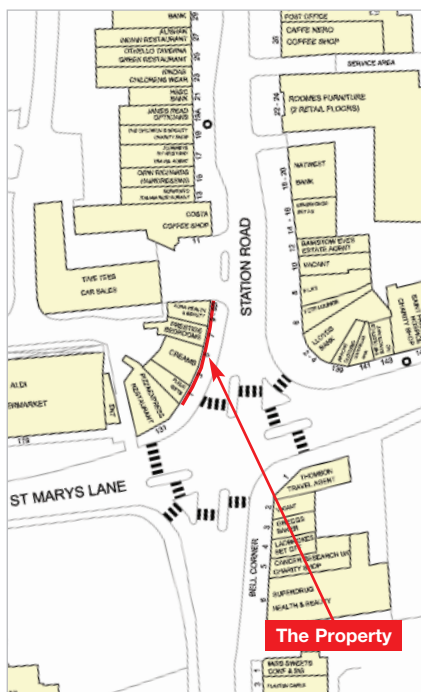


Upminster 1-9 (odd) Station Road Essex RM14 2SJ

- Freehold Shop and Residential Investment
- Parade of five shops with residential above
- To be offered as four lots
- Busy and affluent location near Upminster Station and Pizza Express
- Rent Reviews and Reversion from 2016
- No VAT applicable
- Total Current Rents Reserved

£142,900 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Upminster is an affluent London suburb, located 20 miles east of central London, and 3 miles south-east of Romford within the M25 Motorway. Upminster Rail Station is nearby, providing access to Fenchurch Street in 22 minutes. The property lies at the junction of the A124 and B1421 in a prominent town centre position between Pizza Express and Costa Coffee. Other national retailers nearby include Aldi, NatWest, Lloyds Bank, Greggs, Superdrug, Thomson and Caffè Nero amongst many others.

Description
The property is arranged on ground and two upper floors to provide five shops, two of which form a newly converted double unit, all with residential above. The residential is accessed from the rear café. The vendor has undertaken a programme of works in the last 12 months to include the roof, details of which are available on request.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Ratings please see website.

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lots 178-181 Upminster**

Buyer's Premium
Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

Lot No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
178	1 Fleur Upminster Ltd (t/a Fleur Homewear)	Ground Floor 55 sq m (592 sq ft)	5 years from 16.11.2012 Tenant's 2015 break clause not enacted FR & I	£19,500 p.a.	Reversion 2017
	1A Two Individuals	First & Second Floor Residential – Four Rooms, Kitchen, Bathroom 66.98 sq m (721 sq ft)	Assured Shorthold Tenancy for 6 months from 01.02.2016	£10,200 p.a.	Reversion 2016
				Total for Lot 178 – £29,700 p.a.	
179	3/5 Wilshire Ltd (t/a Creams) (1)	Ground Floor (and Rear Store) 119.00 sq m (1,281 sq ft)	10 years from 11.04.2016 Rent review in the 5th year FR & I	£50,000 p.a.	Rent Review 2021
	3A Two Individuals	First & Second Floor Residential – 4 Rooms, Kitchen, Bathroom 57.04 sq m (614 sq ft)	Assured Shorthold Tenancy for 6 months from 01.12.2014	£10,200 p.a.	Holding over
	5A Two Individuals	First & Second Floor Residential – 4 Rooms, Kitchen, Bathroom 94.01 sq m (1,012 sq ft)	Assured Shorthold Tenancy for 6 months from 13.09.2015	£10,500 p.a.	Holding over
				Total for Lot 179 – £70,700 p.a.	
180	7 & 7A A J Richardson and P T Gardner (t/a Prestige Bedrooms)	Ground Floor (and Rear Store) 77.0 sq m (829 sq ft)	15 years from 25.03.2004 Rent review every 5th year (2) FR & I	£21,500 p.a.	Reversion 2019
		First & Second Floor Residential – 4 Rooms, Kitchen, Bathroom		Total for Lot 180 – £21,500 p.a.	
181	9 & 9A Analize UK Ltd (t/a Aura Health & Beauty)	Ground Floor 64.00 sq m (689 sq ft)	15 years from 05.12.2013 Rent review every 5th year (2) FR & I	£21,000 p.a.	Rent Review 2018
		First & Second Floor Residential – 4 Rooms, Kitchen, Bathroom		Total for Lot 181 – £21,000 p.a.	

(1) Creams trades from 11 units in Greater London and is an expanding national network.
Website Address: www.creamscape.com
(2) The residential element has been sublet to a Regulated Tenant. There is a tenant's right to surrender the upper floors on one month's notice.
NB: Ground floor areas are given on an NIA basis.

Total £142,900 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ms Lisa-Marie Hill, Bond Dickinson LLP. Tel: 0191 279 9139 e-mail: lisamarie.hill@bonddickinson.com

