



Tenure

Freehold.

Location

Hornchurch, a popular commuter town, is situated in the London Borough of Havering, approximately 3 miles south-east of Romford and 15 miles east of Central London. The town is located between the A12 and A13 trunk roads and the M25 is situated approximately 3 miles to the east and is accessed via the A127 dual carriageway. Hornchurch is also served by both rail and underground services (District Line).

This prominent property is situated on the east side of Station Lane, between its junctions with Hornchurch High Street and Appleton Way. Occupiers close by include Betfred, Nationwide, Cancer Research UK, Subway, ASK Italian, Wildwood, HSBC, Ladbrokes, Poundstretch, Chimichanga and Zizzi, amongst others.

Description

The property is arranged on ground and three upper floors to provide a double fronted ground floor bank with recently converted residential

accommodation above. The property also benefits from a car park at the rear. 6 car parking spaces are included in the lease to Lloyds Bank. The upper parts together with the remaining car park spaces have been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 2nd May. 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 **Lot 104 Hornchurch**.

Hornchurch Stirling House 21-25 Station Lane Essex RM12 6JL

- **Freehold Town Centre Bank Investment**
- Town centre location with occupiers close by including Nationwide, HSBC and Betfred
- Let to Lloyds Bank plc until 2025 (2)
- Rent Review 2020
- Current Rent Reserved
£55,700 pa

**SIX WEEK COMPLETION
AVAILABLE**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
21-25	Lloyds Bank plc (1)	Ground Floor Bank 188.03 sq m m (2,024 sq ft) Storage 23.23 sq m m (250 sq ft) 6 Car Parking Spaces Total 211.25 sq m (2,274 sq ft)	10 years from 27.11.2015 Rent review at the 5th year Tenant's option to determine in 5th year (2) FR & I	£55,700 p.a.	Rent Review 2020
Upper Floors	Colindore LLP	Residential	150 years from 14.02.2014	Peppercorn	

(1) Founded in 1765, Lloyds Bank is a UK financial institution services provider with around 27 million customers. Their main business activities are retail and commercial banking, general insurance and long-term savings, provided under recognised brands including Lloyds Bank, Halifax, Bank of Scotland and Scottish Widows.
Website Address: www.lloydsbank.com
For the year ended 31st December 2016, Lloyds Bank plc did not report a turnover, but reported a pre-tax profit of £1.977bn, shareholders' funds of £49.506bn and a net worth of £49.326bn. (Source: Experian 18.04.2018.)

Total £55,700 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

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