

Hornchurch

12/12A, 14/14A, 22/22A, 24/24A, 25/25A & 26/26A

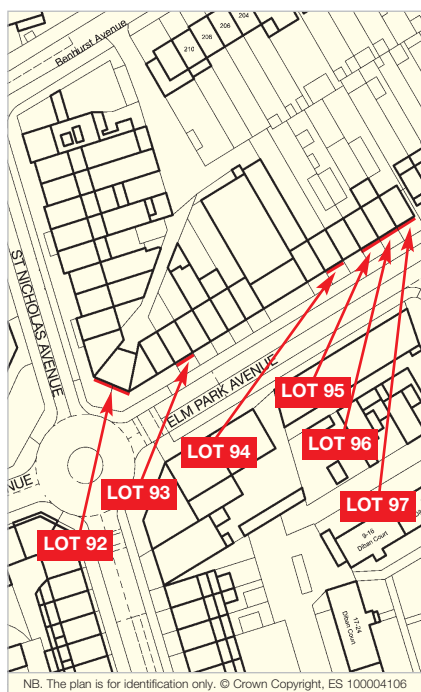
Elm Parade

Elm Park

Essex

RM12 4RH

- **Six Freehold Shop and Residential Investments**
- To be offered as six individual lots
- Five lots comprise a shop unit with a self-contained maisonette above and one lot provides an estate agents office
- Located in an established parade serving the local residential area
- No VAT applicable
- Lot 95 – notice served at £18,000 pa in respect of the outstanding 2010 rent review
- Total Current Rents Reserved **£97,750 pa**



Tenure

Freehold.

Location

Elm Park, a Greater London suburb in the borough of Havering, is 2 miles south-west of Hornchurch, 14 miles east of the City of London, 4 miles south of Romford and 11 miles south-west of Brentwood. Elm Park benefits from good communications being located between the A12 and A13 with the M25 7 miles to the east. Elm Park is located by the A125 (Rainham Road) which links to the A12 to the north and the A13 to the south. The properties are situated on Elm Park Avenue between the junctions with St Nicholas Avenue and Abbs Cross Lane and close to Elm Park Underground Station. The properties form part of a shopping parade forming part of this neighbourhood centre serving the surrounding area. Occupiers in the vicinity include Greggs, Co-Op Supermarket, William Hill, Cancer Research and Tesco Express.

Description

The properties are each arranged on ground and two upper floors to provide an estate agents office on ground and two upper floors and five ground floor shops, one of which (No. 24) is presently used as a takeaway/restaurant, with self-contained maisonettes above. The maisonettes are approached from the rear. The upper floors to No. 12/12A may be accessed from within the ground floor shop or from the separate self-contained entrance at the front. Nos 22, 24 & 26 benefit from yards to the rear providing some car parking.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lots 92-97 Hornchurch**.

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
92	12/12A	Lee Gary Reading (Estate Agents)	Gross Frontage	9.10 m	(29' 10")	10 years from 01.03.2011 Rent review every 5th year FR & I Tenant break clause at end of 5th year	£18,000 p.a.	Rent Review 2016
			Net Frontage	7.15 m	(23' 6")			
			Shop Depth	11.15 m	(36' 7")			
			Built Depth	13.50 m	(44' 4")			
			First Floor	50 sq m	(538 sq ft)			
			Second Floor	48 sq m	(517 sq ft)			
93	14	Jane Szlukoviny (Hair Salon)	Gross Frontage	7.50 m	(24' 7")	10 years from 16.06.2011 Rent review every 5th year FR & I Tenant break clause at end of 5th year	£9,500 p.a.	Rent Review 2016
			Net Frontage	7.00 m	(22' 11")			
			Shop Depth	12.10 m	(39' 8")			
			Built Depth	13.75 m	(45' 2")			
	14A	Individual	First and Second Floor Maisonette comprising 5 Rooms, Kitchen, Bathroom (1)			Assured Shorthold Tenancy for a term of 12 months from 01.02.2012	£7,800 p.a.	
Total £17,300 p.a.								
94	22	Anthony Morrell (Carpet Shop)	Gross Frontage	5.55 m	(18' 3")	5 years from 26.08.2011 FR & I Tenant option to break 26.02.2014	£8,250 p.a.	Reversion 2016
			Net Frontage	5.05 m	(16' 7")			
			Shop Depth	11.90 m	(39')			
			Built Depth	13.90 m	(45' 7")			
	22A	Individual	First and Second Floor Maisonette comprising 5 Rooms, Kitchen, Bathroom (1)			Assured Shorthold Tenancy for a term of 6 months from 21.08.2011	£8,400 p.a. (annualised)	
Total £16,650 p.a.								
95	24/24A	Peter & Maria Mila (Fish & Chip Shop)	Gross Frontage	5.40 m	(17' 8")	15 years from 17.09.2004 Rent review 24.06.2005 and every 5th year thereafter FR & I	£11,000 p.a.	2010 Rent Review outstanding Notice served on the tenant at £18,000 pa
			Net Frontage	5.00 m	(16' 5")			
			Shop Depth	11.35 m	(37' 3")			
			Built Depth	21.20 m	(69' 6")			
			First and Second Floor Maisonette comprising 5 Rooms, Kitchen, Bathroom					
96	25	Mohammed Nawaz (Appliance Repairs)	Gross Frontage	5.50 m	(18')	Holding over on the terms of a lease which expired 25.03.2011 FR & I	£8,000 p.a.	Holding over Negotiations in hand for a new lease
			Net Frontage	5.00 m	(16' 5")			
			Shop Depth	11.90 m	(39')			
			Built Depth	13.95 m	(45' 9")			
	25A	Individual	First and Second Floor Maisonette comprising 5 Rooms, Kitchen, Bathroom (1)			Assured Shorthold Tenancy for a term of 12 months from 20.11.2011	£8,400 p.a.	
Total £16,400 p.a.								
97	26	Lifecare Mobility Ltd	Gross Frontage	5.60 m	(18' 5")	10 years from 29.09.2011 Rent review every 5th year FR & I Tenant break clause at end of 5th year	£10,000 p.a.	Rent Review 2016
			Net Frontage	5.00 m	(16' 5")			
			Shop Depth	11.80 m	(38' 8")			
			Built Depth	24.90 m	(81' 8")			
	26A	Individual	First and Second Floor Maisonette comprising 5 Rooms, Kitchen, Bathroom (1)			Assured Shorthold Tenancy for a term of 12 months from 25.07.2011	£8,400 p.a.	
Total £18,400 p.a.								
(1) Not inspected by Allsop. The accommodation details have been provided by the Vendor.							Total £97,750 p.a.	

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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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