

Upminster

9/9A Station Road Essex RM14 2SJ

- **Freehold Shop and Residential Investment**
- Busy and affluent location near Upminster Station and Pizza Express
- Lease expires in 2028 (no breaks)
- No VAT applicable
- Current Rent Reserved

£21,000 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 a ground floor shop with a self-contained maisonette above, which is accessed from the rear.

The property provides the following accommodation and dimensions:

Ground Floor 64 sq m (689 sq ft)
First & Second Floor Residential – 4 Rooms, Kitchen, Bathroom

Tenancy

The entire property is at present let to ANALIZE UK LTD (t/a Aura Heath & Beauty) for a term of 15 years from 5th December 2013 at a current rent of £21,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

The residential element has been sublet to a Regulated Tenant.

Tenant Information

For the year ended 30th September 2015, Analyze UK Ltd did not report a turnover or pre-tax profit, but did report shareholders' funds and a net worth of £917,875. (Source: Experian 20.04.2017.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

