



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, Halifax, Greggs, Superdrug, Thomson and Caffè Nero, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a shop unit with a self-contained maisonette above, accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Premium

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

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@alltop.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 11 Upminster**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Fleur Upminster Ltd (t/a Fleur Homeware)	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.	Holding Over

Total £29,700 p.a.

Upminster 1/1A Station Road Essex RM14 2SJ

- **Freehold Shop and Residential Investment**
- Comprises a shop and three bedroom maisonette above
- Adjacent to Pizza Express
- Close to Upminster Underground and Overground Station
- No VAT applicable
- Shop Reversion 2017
- Total Current Rents Reserved
£29,700 pa



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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