

# Upminster 3-5 Station Road Essex RM14 2SJ

- **Freehold Shop and Residential Investment**
- Comprises a new café and 2 x three bedroom maisonettes above
- Corner position near Pizza Express
- Close to Upminster Underground and Overground Station
- Rent deposit of £50,000 held against Wilshire Ltd lease
- No VAT applicable
- Shop Rent Review 2021
- Total Current Rents Reserved

**£70,700 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, Halifax, Greggs, Superdrug, Thomson and Caffè Nero, amongst many others.

## Description

The property is arranged on ground and two upper floors to provide a double shop unit trading as an Italian café and ice cream bar, along with two self-contained maisonettes 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](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

## Viewings

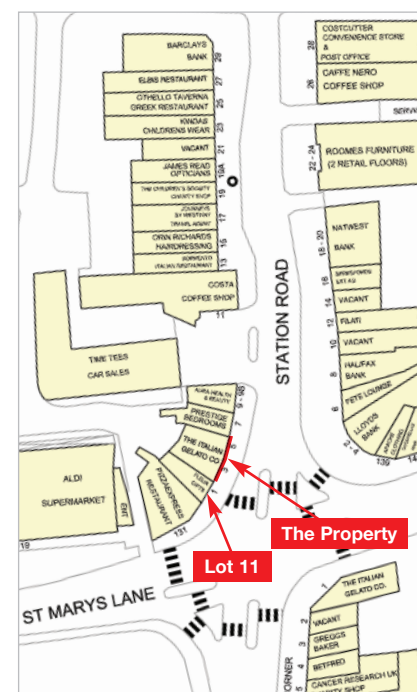
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 29 Upminster**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
3/5	Wilshire Ltd (t/a The Italian Gelato Co) (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, WC 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

NB. A rent deposit of £50,000 is held against the lease to Wilshire Ltd.

(1) The Italian Gelato Co trades from 28 stores in London and the South East, with a national network approaching 50 with several store openings under way.

**Total £70,700 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

**Seller's Solicitor** Ms L Hill, Bond Dickinson LLP. Tel: 0191 279 9139 e-mail: [lisamarie.hill@bond Dickinson.com](mailto:lisamarie.hill@bond Dickinson.com)