

Hornchurch

186 to 198 Elm Park Avenue

Elm Park

Essex

RM12 4SD

- **Seven Freehold Shop and Residential Investments**
 - To be offered as 7 individual lots
 - Comprising 6 shops with self-contained maisonettes above and 1 shop with a residential ground rent above
 - Located in established local shopping parade close to Underground Station
 - No VAT applicable
 - Total Current Rents Reserved for All 7 Lots
- £101,434 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. In addition there are London Underground Services at Elm Park Station (District Line).

The properties are situated along the south side of Elm Park Avenue in between the junctions of The Broadway and Diban Avenue. Occupiers close by include Greggs, Co-Op, Tesco Express, William Hill and Sainsbury's.

Description

The properties are each arranged on ground and two upper floors to provide seven ground floor shop units, two of which are presently used as restaurants (Nos. 192 and 194), and seven self-contained maisonettes above, one of which has been sold off on a long lease. The maisonettes are accessed from the rear. There is some parking to the rear of the shops and Unit 198 has a large yard providing parking for some five cars.

VAT

VAT is not applicable to these lots.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
65	186	D Mehmet (Cobblers)	Gross Frontage	5.85 m	(19' 2")	24 month licence from 21.04.2010	£6,000 p.a. (annualised)	Holding Over
			Net Frontage	5.25 m	(17' 2")			
			Shop Depth	11.75 m	(38' 5")			
			Built Depth	14.95 m	(49' 0")			
	186a	Individual	First & Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom (2)			Held on a Regulated Tenancy at a registered rent	£4,188 p.a. (annualised)	
Total Lot 65							£10,188 p.a.	
66	188	D Moore (Dry Cleaners)	Gross Frontage	5.60 m	(18' 3")	10 years from 28.09.2012 Rent review every 5th year FR & I Tenant break option 2017	£10,000 p.a.	Rent Review 2017
			Net Frontage	5.20 m	(17' 0")			
			Shop Depth	11.75 m	(38' 5")			
			Rear Building (4)	38.0 sq m	(409 sq ft)			
	188a	Individual	First & Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom			12 month Assured Shorthold Tenancy from 30.10.2010	£7,800 p.a. (annualised)	Holding Over
Total Lot 66							£17,800 p.a.	
67	190	M Samsom (Hobby Shop)	Gross Frontage	5.60 m	(18' 3")	7 years from 11.09.2013 (1) Rent review 11.09.2018 FR & I Rent Increase to £8,000 pa in the 2nd year	£7,500 p.a.	Rent Review 2018
			Net Frontage	5.15 m	(16' 8")			
			Shop Depth	11.95 m	(39' 2")			
			Built Depth	13.35 m	(43' 7")			
			Rear Workshop	55.5 sq m	(597 sq ft)			
	190a	Individual	First & Second Floor Maisonette comprising Three Rooms, Kitchen and Bathroom			Held on a Regulated Tenancy at a registered rent	£4,296 p.a. (annualised)	
Total Lot 67							£11,796 p.a.	
68	192/192a	M Miah (The Taj)	Gross Frontage	5.60 m	(18' 3")	25 years from 25.12.1998 Rent review every 5th year FR & I	£15,000 p.a.	Rent Review 2013
			Net Frontage	5.15 m	(16' 8")			
			Ground Floor	64.0 sq m	(698 sq ft) (3)			
			First & Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom (2)					
Total Lot 68							£15,000 p.a.	
69	194	G Stokes & L Moore (Pie & Mash)	Gross Frontage	5.70 m	(18' 7")	10 years from 28.09.2012 Rent review every 5th year FR & I Tenant break option 2017	£11,500 p.a.	Rent Review 2017
			Net Frontage	5.30 m	(17' 3")			
			Shop Depth	21.00 m	(68' 8")			
			Built Depth	22.55 m	(73' 9")			
			Rear Store (GEA)	11.0 sq m	(118 sq ft)			
	194a	Individual	First & Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom (2)			06 month Assured Shorthold Tenancy from 31.08.2012	£8,400 p.a. (annualised)	Holding Over
Total Lot 69							£19,900 p.a.	
70	196	M Safarova & D Salter (Tailors)	Gross Frontage	5.60 m	(18' 3")	10 years from 14.09.2007 Rent review every 5th year FR & I	£9,000 p.a.	Reversion 2017
			Net Frontage	5.20 m	(17' 0")			
			Shop Depth	12.05 m	(39' 5")			
			Built Depth	13.45 m	(44' 1")			
			Rear Store	12.5 sq m	(135 sq ft)			
	196a	Individual	First & Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom (2)			12 month Assured Shorthold Tenancy from 02.11.2012	£8,700 p.a. (annualised)	Holding Over
Total Lot 70							£17,700 p.a.	
71	198	L Antin	Gross Frontage	5.80 m	(19' 0")	10 years from 25.12.2007 Rent review every 5th year FR & I	£9,000 p.a.	Reversion 2017
			Net Frontage	5.25 m	(17' 2")			
			Shop Depth	12.10 m	(39' 6")			
			Built Depth	13.50 m	(44' 2")			
	198a	Individual	First & Second Floor Maisonette – Not Inspected by Allsop			99 years from 09.12.1981	£50 p.a.	Uplift to £100 in 2014
Total Lot 71							£9,050 p.a.	

- (1) A 2 month rent free period will be granted to the tenant on completion of repair work to guttering and garage doors.
- (2) Not inspected by Allsop. Accommodation details provided by the Vendor.
- (3) Not inspected by Allsop. Floor area adopted from www.2010.voa.gov.uk
- (4) Gross External and Part not inspected.

Total £101,434 p.a. for all Lots

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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