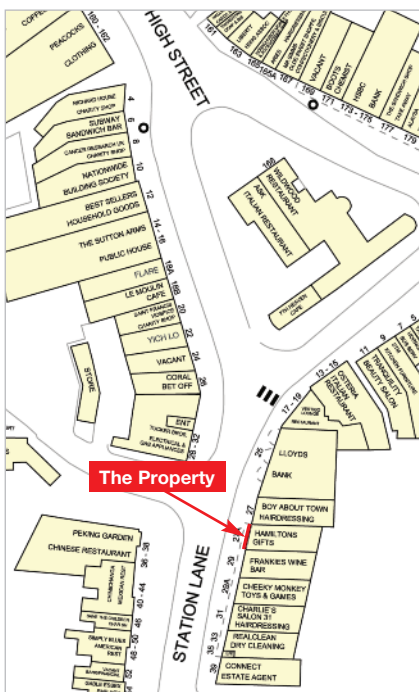


Hornchurch

27A Station Lane
Essex
RM12 6JL

- Long Leasehold Shop Investment
 - Located in town centre close to Lloyds Bank
 - Forms part of an attractive parade of shops
 - Includes 2 parking spaces to rear
 - Rent Review 2018
 - Reversion 2024
 - Current Gross Rent Reserved
- £20,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 170 years from 1st January 2015 (thus having some 169 years unexpired) at a current ground rent of £280 per annum rising.

Location

Hornchurch is situated in the London Borough of Havering, approximately 3 miles south-east of Romford and 15 miles east of Central London. The town is located between the A12 and A13 trunk roads and the M25 is situated approximately 3 miles to the east, accessed via the A127 dual carriageway. Hornchurch is also served by both rail and Underground services (District Line). The property is situated in an attractive parade on the east side of Station Lane, close to its junction with High Street in the heart of the town centre.

Occupiers close by include Lloyds Bank, Chimichanga, ASK, Coral, Wildwood Restaurant, Subway, Nationwide and Cancer Research amongst others.

Description

The property is arranged on ground floor only to provide a shop with ancillary accommodation to the rear. The property forms part of a larger building, the remainder of which does not form part of the sale. The property benefits from 2 parking spaces to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	6.75 m	(22' 2")
Net Frontage	6.20 m	(20' 4")
Shop & Built Depth (max.)	19.20 m	(62' 11")
Ground Floor	110 sq m	(1,184 sq ft)

Tenancy

The entire property is at present let to LJ ROSE for a term of 10 years from 19th August 2014 at a current rent of £20,000 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants. The lease is excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954 (Part 2).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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