

212 HIGH STREET, HORNCURCH, ESSEX, RM12 6QP

FOR SALE FREEHOLD OR TO LEASE - HIGH STREET CLASS E PREMISES

483 sq.ft (44.87 m²)



Location

The premises are located on the south side and eastern end of Hornchurch High Street close to its junction with Lodge Court. The immediate parade neighbouring the property comprises mainly independent retailers but within the Town major retailers include Sainsbury, Boots, Lidl, Costa Coffee and Holland & Barrett. The premises benefits from a variety of local pay and display car parks within walking distance.

Accommodation

The property comprises a ground floor end of parade retail unit which includes a single WC. There is loading access and parking to the rear.

Ground Floor	483 sq.ft (44.87 m ²)
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Terms

The ground floor of the property is to be offered freehold with vacant possession. The freehold includes a long lease of the first floor flat which is let for a term of 125 years from 2007 producing a ground rent of £100 per year rising to £200 in 2032 and a further £100 every 25 years thereafter. Purchase price - Unconditional offers in the region of £220,000 subject to contract are sought.

Alternatively the owners may lease on new lease terms to be agreed at a rent of £15,000 per annum exclusive.

Planning

The property falls within Class E of the Use Class Order (amended 2020).

Rates

Rateable Value	£8,900
UBR (2023/2024)	£0.499
Rates Payable	£4,441

The property qualifies for Small Business Rates Relief. Prospective buyers are advised to contact London Borough of Havering for verification of their business rates liabilities

Energy Performance Asset Rating

D 76-100	85	This is how energy efficient this building is.
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Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable.

Viewing & Further Information

Contact sole selling agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com