

# **RISING SUN**

**64-68 HIGH STREET, HORNCHURCH**  
**RM12 4UW**

**VACANT PUBLIC HOUSE IN ESSEX**  
**AVAILABLE TO LET / FOR SALE**

**savills**

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THE LOUNGE

THE RISING SUN

VLT  
Bar

rug

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TAXIS

TAXIS

# RISING SUN, 64-68 HIGH STREET, HORNCHURCH RM12 4UW

## HIGHLIGHTS INCLUDE:

- Prominent Public House to let / for sale
- Busy high street location on Hornchurch High Street
- First floor nightclub providing second revenue stream
- Site area 0.19 acres (0.07 hectares)
- Property arranged over ground, basement and two upper floors extending to 8,506 sq ft
- [Virtual Tour Link](#)
- **Offers invited for our clients freehold interest with vacant possession**
- **A new free of tie lease is available for a term to be negotiated with a guide rent of £75,000 per annum**
- Subject to an additional licence for two car parking spaces and a bin store until August 2036 at a current rent of £5,200 per annum

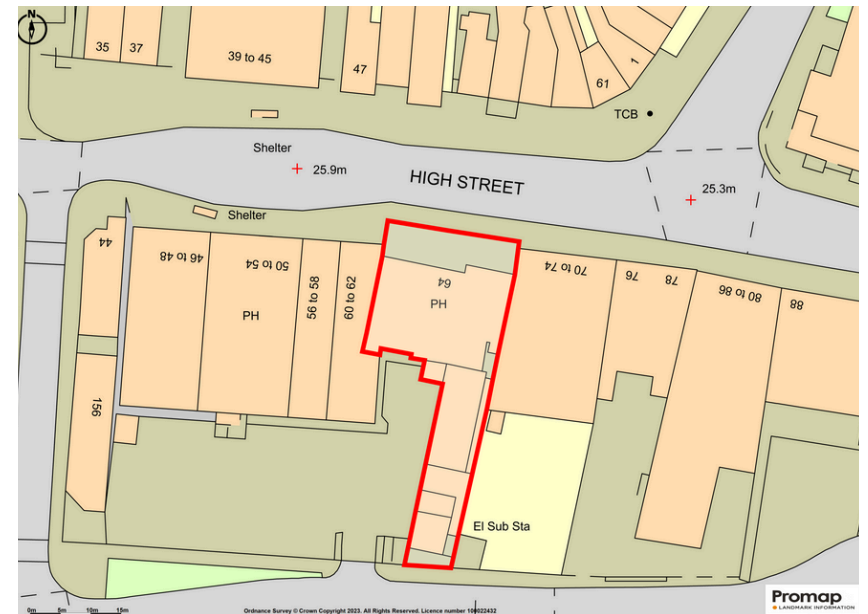
## LOCATION

The Rising Sun is located in Hornchurch approximately 2.3 miles (3.7 kilometres) south east of Romford, 8.0 miles (12.9 kilometres) south west of Brentwood and 18.2 miles (29.3) north east of Central London.

The property occupies a prominent roadside location on Hornchurch's busy High Street (A124) and the surrounding area is commercial in nature. The area is popular with hospitality businesses with nearby occupiers including JD Wetherspoon, Nando's, Giggling Squid and Zizzi. The property is equidistant from three stations: Emerson Park Overground Station, Hornchurch Underground Station and Upminster Bridge Underground Station. Emerson Park provides regular services to Romford (Elizabeth Line) in a journey time of 5 minutes and both Hornchurch and Upminster Bridge Underground Stations provide access to Central London via the District Line

## DESCRIPTION

The property comprises a three storey mid-terraced building with painted and rendered brick elevations beneath a multi pitched tile roof. To the front elevation is a trade patio providing seating for approximately 38 customers and to the rear there is parking for two vehicles and a bin store held by way of a licence. The site extends to approximately 0.19 acres (0.07 hectares).





## VIRTUAL TOUR LINK

<https://vt.ehouse.co.uk/LLkWUweonWk>

## ACCOMMODATION

**Ground Floor:** The ground floor comprises an open plan trading area to the right hand side which provides seating for approximately 44 customers and has a central bar servery. There is a function room to the left which provides booth seating for 25 customers and benefits from a separate bar servery.

**Externally & Basement:** There is an extension to the rear which provides a lounge area, however this area does not benefit from a valid premises licence. Ancillary areas include a kitchen to the rear and customer WC's. The basement comprises the beer cellar and stores.

**First Floor:** The first floor comprises a nightclub which benefits from a separate bar servery and can be accessed using a separate external entrance fronting the High Street or an internal staircase. There is booth seating for approximately 10 customers and ancillary areas include a cloakroom and customer WC's.

**Second Floor:** The second floor comprises four bedrooms, lounge, kitchen and bathroom with a separate WC.

## TENURE

Freehold (Title Numbers NGL148602 & BGL156772). The two car parking spaces and bin store to the rear of the property are held by way of two licences expiring 4th August 2036 at a combined current rent of £5,200 per annum which is subject to fixed increases. Further details are available upon request.

## RATEABLE VALUE

2023 Rateable Value - £49,800.

## EPC

D - 88

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## LICENSING

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The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

### Ground Floor Pub:

- Monday to Wednesday - 10:00 to 23:00
- Thursday to Sunday - 10:00 to - 01:00

### First Floor Nightclub:

- Monday to Wednesday - 10:00 to 23:00
- Thursday - 10:00 to 01:00
- Friday and Saturday - 10:00 to 03:00

The extension to the rear and part of the function room to the left are not included within the licensable area.

## PLANNING

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The subject property is not listed nor in a conservation area.

## FIXTURES & FITTINGS

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The fixtures and fittings can be included by way of separate negotiation.

## TERMS

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Guide rent of £75,000 per annum for a new free of tie lease on terms to be negotiated. The rent of £5,200 per annum for the two car park licenses will be chargeable in addition. Offers invited for our client freehold interest with vacant possession.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective tenants/purchasers. Prospective tenants/purchasers will need to provide proof of identity and residence.

## VIEWINGS

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For further information and all viewing requests please contact the sole agents Savills.

## PHOTOGRAPHY

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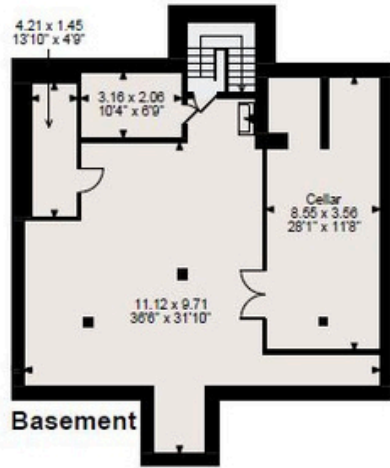
Please note the photography was taken while the pub was open and trading however, the business has since closed.

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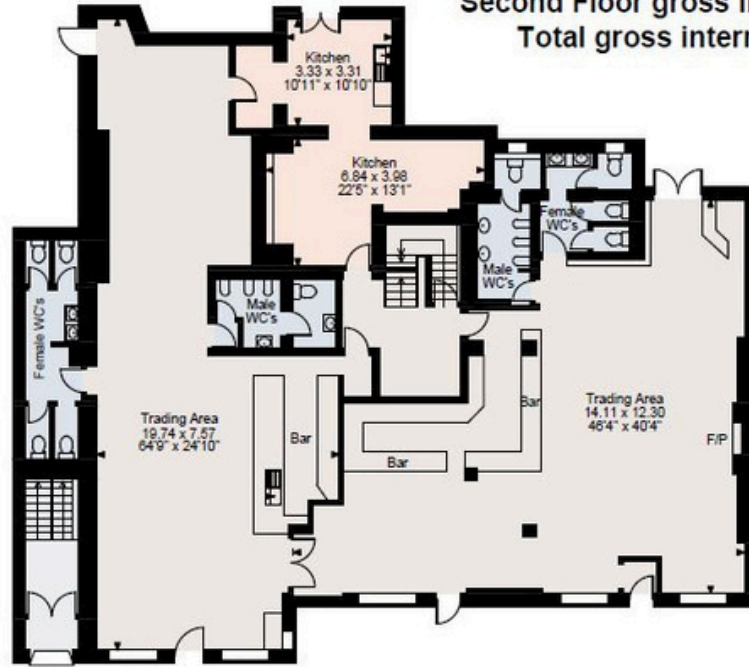
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## Rising Sun, Hornchurch

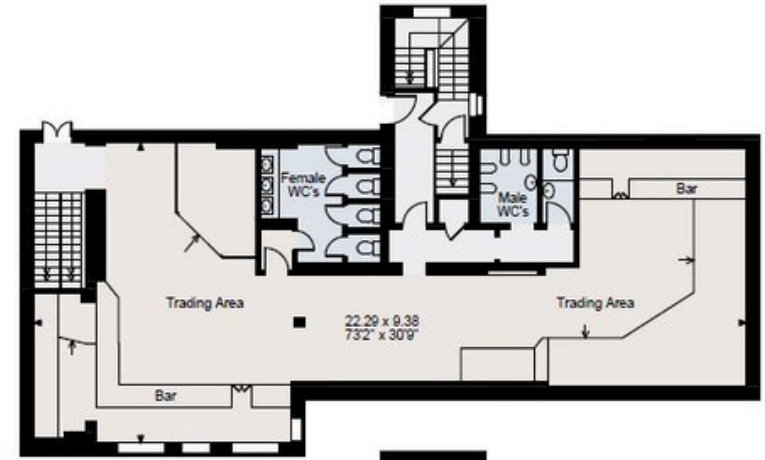
Basement gross internal area = 1,232 sq ft / 114 sq m  
 Ground Floor gross internal area = 3,698 sq ft / 344 sq m  
 First Floor gross internal area = 2,023 sq ft / 188 sq m  
 Second Floor gross internal area = 1,553 sq ft / 144 sq m  
 Total gross internal area = 8,506 sq ft / 790 sq m



Basement



Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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