

London RM12 - 309 Hornchurch Road, Hornchurch RM12 4TQ
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



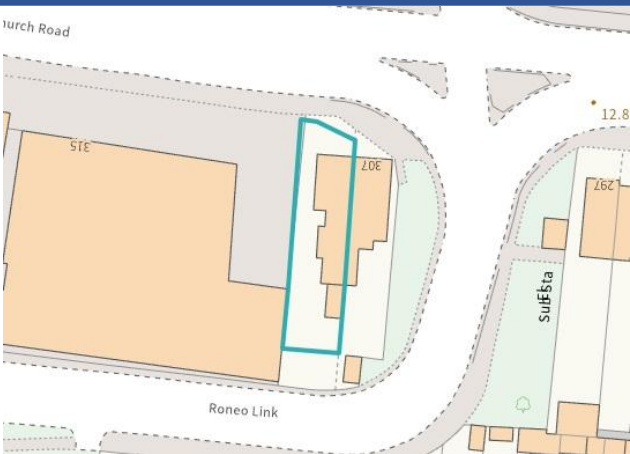
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Investment Consideration:

- Purchase Price: £790,000
- Gross Initial Yield: 8.02%
- Rental Income: £63,320 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop, 3 residential flats and advertising board
- Situated on a busy junction, opposite Tesco Extra, with occupiers nearby including Carpet Shop, Takeaway's, Café, Beauty Salon and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 309 (Ground Floor)	Retail Shop: 24 sq m (257 sq ft) Open plan retail, storage, wc	Individual	Holding over	£16,120	Note 1: Tenancy at will Note 2: Tenant in occupation since 2011
No. 309 (Rear Ground Floor)	Studio Flat: 21 sq m (229 sq ft) Open plan kitchen/living, double bed, bathroom	Individual	Periodic	£12,000	Note 1: APT Note 2: Tenant in occupation since 2008
No. 309A (Rear Ground Floor)	Residential Flat: 37 sq m (398 sq ft) 1 bedroom, kitchen/living, bathroom	Individual	Periodic	£12,000	Note 1: APT
No. 309 (First Floor)	Residential Flat: 77 sq m (831 sq ft) 3 bedrooms, kitchen/living, bathroom	Individual	Periodic	£21,000	Note 1: APT
Advertising Board	Advertising board to the side of the building	Big Reach Media UK Ltd	Periodic	£2,200	Note 1: License agreement

Total £63,320

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Property Description:

Comprises ground floor shop t/a Barber's, studio flat at rear ground floor and 1-bedroom flat at rear garden. The first floor comprises 3-bedroom self-contained apartment. The property includes advertising board to the side, and provides the following accommodation and dimensions:

Ground Floor: 82 sq m (884 sq ft)

Retail Shop: 24 sq m (257 sq ft)

Open plan retail, storage, wc

Studio Flat: 21 sq m (229 sq ft)

Open plan kitchen/living, double bed, bathroom

Residential Flat: 37 sq m (398 sq ft)

1 bedroom, kitchen/living, bathroom

First Floor: 77 sq m (831 sq ft)

Residential Flat: 3 bedrooms, kitchen/living, bathroom

Total GIA: 159 sq m (1,715 sq ft)



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Tenancy:

The retail shop is at present let to an Individual on Tenancy at will at current rent of £16,120 p.a. and the lease contains full repairing and insuring covenants. Tenant in occupation since 2011.

The rear ground floor studio is at present let on APT to an Individual at a current rent of £12,000 p.a. Tenant in occupation since 2008.

The 1-bedroom garden flat is at present let on APT to an Individual at a current rent of £12,000 p.a.

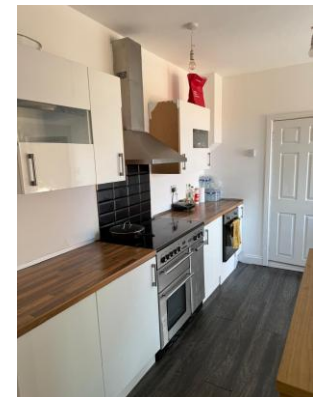
The first/second floor flat is at present let on APT to an Individual at a current rent of £21,000 p.a.

The advertisement board is at present let on License Agreement to Big Reach Media UK Ltd for a term of 5 Years from 1 July 2024 at a current rent of £2,200 p.a.

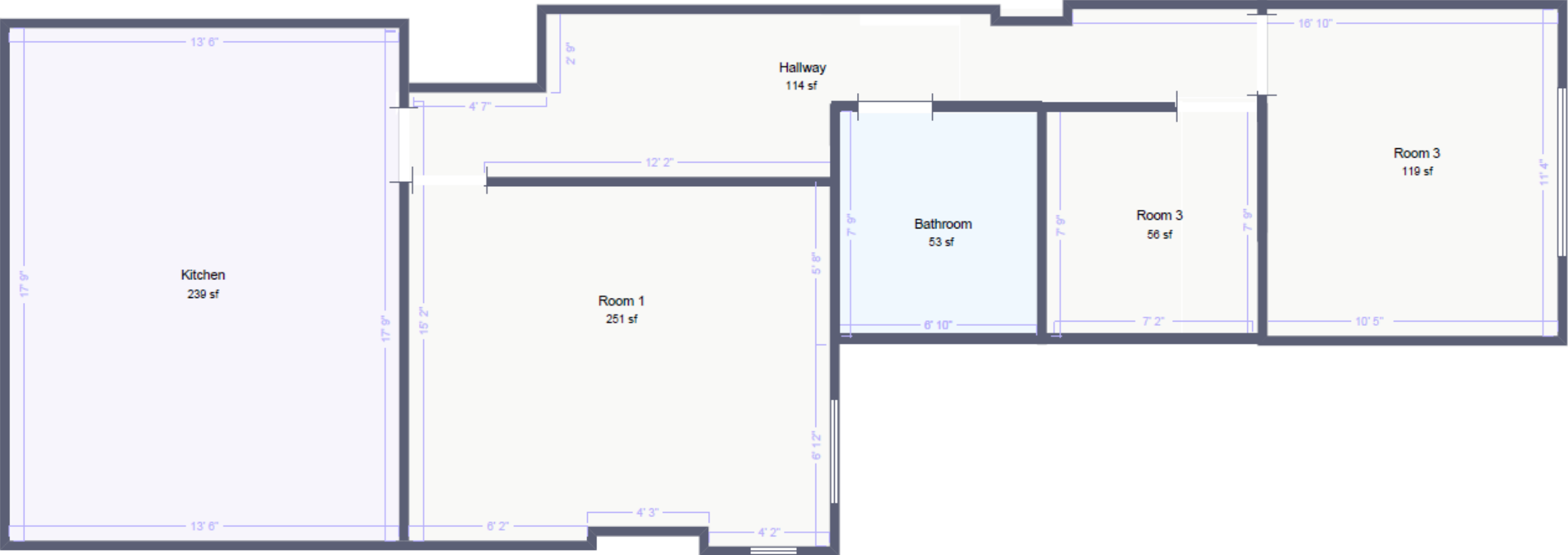


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First Floor Flat

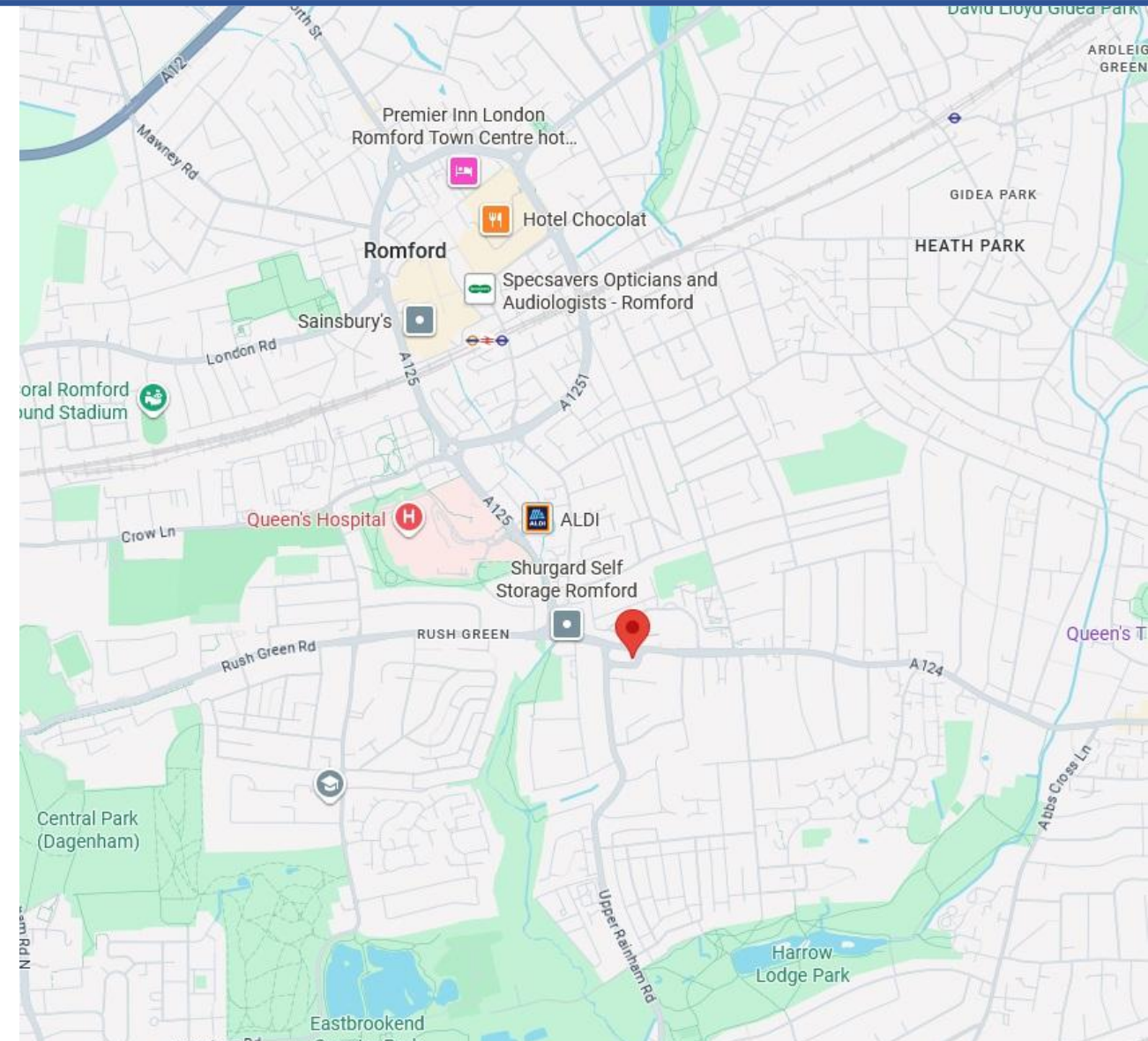
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Location:

Hornchurch, a popular commuter town, 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 and is accessed via the A127 dual carriageway. The property is situated on a busy junction, opposite Tesco Extra, with occupiers nearby including Carpet Shop, Takeaway's, Café, Beauty Salon and many more.



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Contacts:

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