

# Lot 1, 139/139a High Street, Hornchurch, London,

**RM11 3YD**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Ground Rent Investment

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## Property Information

### Freehold Retail and Residential Ground Rent Investment

- Shop let to Specsavers Optical Superstores Limited until June 2030 (subject to option)
- Lease extended in June 2025
- Tenant in occupation for at least 17 years
- Prominent position at junction of High Street and North Street
- Nearby occupiers include Sainsbury's, Boots, Holland & Barrett, Costa, Nando's, Starbucks, and PureGym
- VAT free investment

#### Lot

1

#### Auction

18th September 2025

#### Rent

£30,400 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

15 miles east of Central London

#### Roads

A124, A12,M25

#### Rail

Emerson Park (Overground), Upminster Bridge (District Line)

#### Air

London City Airport

### Situation

Hornchurch is a popular East London suburb situated 15 miles east of Central London and 5 miles west of the M25 (J29). The property is prominently located on the north side of the busy High Street at its junction with North Street in the heart of Hornchurch. Nearby occupiers include Sainsbury's, Boots, Holland & Barrett, Costa, Nando's, Starbucks, and PureGym

### Tenure

Freehold.

### Description

The property comprises a ground floor shop with two flats on the upper two floors accessed from the rear, both let on long leases.

### VAT

VAT is not applicable to this lot.

### Note

As to the residential flats, the tenants have been served notice pursuant to the Landlord and Tenant Act 1987.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail Ancillary	78.97 39.39	(850) (424)	SPECSAVERS OPTICAL SUPERSTORES LIMITED (1)	5 years from 24/06/2025 (2)	£30,000
First	Residential	-	-	INDIVIDUALS	125 years from 20/01/2012	£200
Second	Residential	-	-	INDIVIDUAL	125 years from 25/11/2011	£200
Total Approximate Commercial Floor Area		118.36	(1,274)			£30,400

(1) For the year ending 29/02/2024 Specsavers Optical Superstores Limited reported a turnover of £2,741,687,000, a pre-tax profit of £323,660,000 and a net worth of £239,593,000 (NorthRow).

(2) The lease provides a tenant option to determine the lease on 24/06/2028 upon 6 months notice and subject to a break penalty of £7,500 if exercised.

N.B The floor areas stated above were agreed with landlord & tenant at lease renewal.



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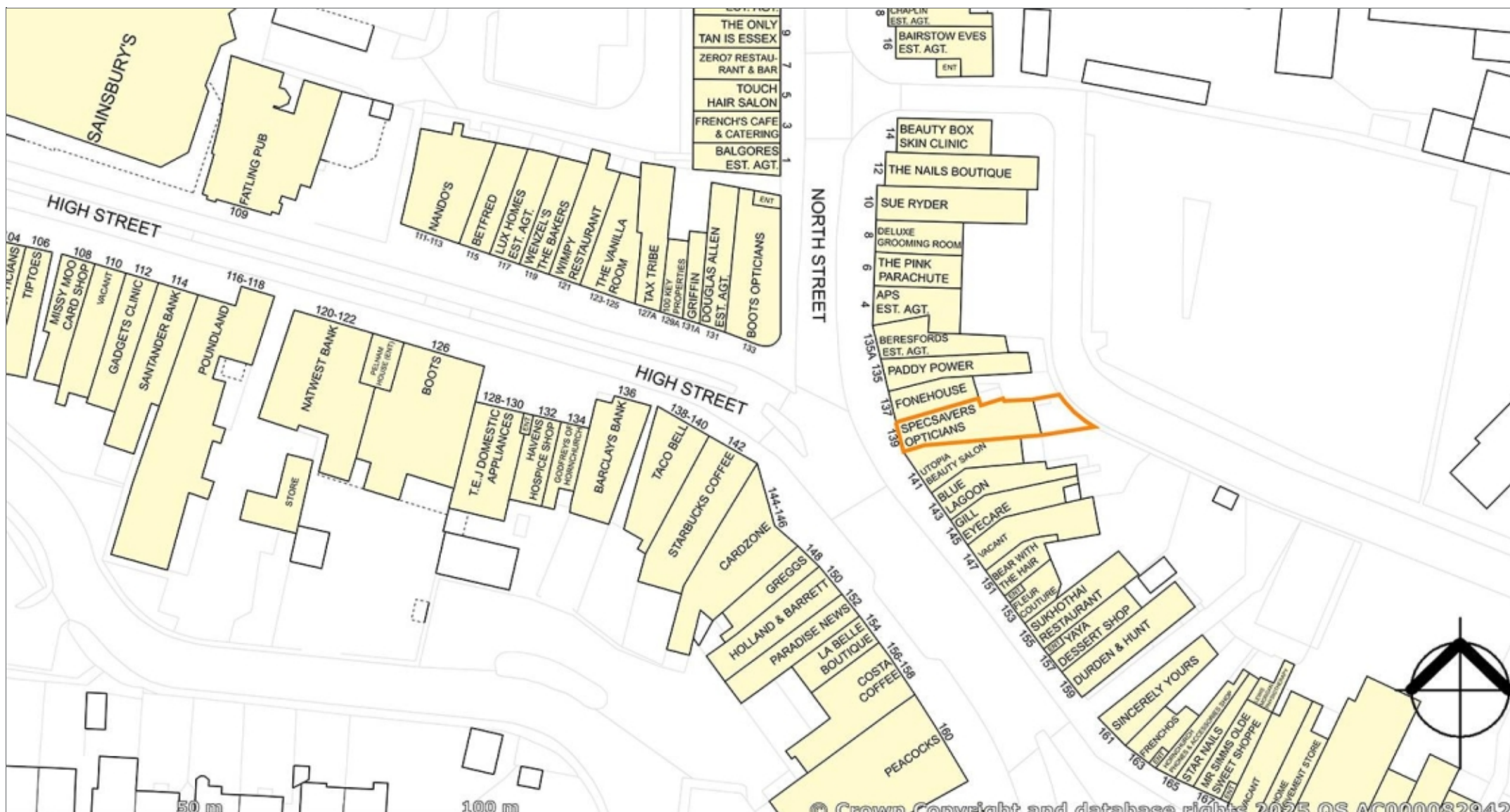




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## Contacts

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2024