

lot 13

27 Station Lane Hornchurch, Greater London RM12 6JL

Rent
£20,000
per annum
exclusive
(gross)

Long Leasehold Retail Investment

- Ground floor retail unit let on a recent 10 year lease until 2024 (no breaks)
- Popular East London suburb
- Town centre location with good access to Hornchurch Underground Station (District Line)
- Nearby occupiers include Boots the Chemist, Holland & Barrett, Costa, ASK and Lloyds Bank



Lloyds Bank



Location

Miles: 16 miles east of City of London
18 miles south-west of Chelmsford
2.5 miles south-east of Romford

Roads: A12, A127, M25 (Junction 29)

Rail: Hornchurch Underground Station (District Line), Emerson Park Railway Station, Romford Railway Station

Air: London City Airport, London Heathrow Airport, London Stansted Airport, London Southend Airport

Situation

Hornchurch is a popular and affluent East London suburb situated some 16 miles east of the City of London and 5 miles west of the M25 (Junction 29). The property is situated on the eastern side of Station Lane in Hornchurch town centre, close to its junction with the A124. Nearby occupiers include Boots the Chemist, Holland & Barrett, Costa, ASK and Lloyds Bank. Gidea Park Crossrail Station is situated some 2 miles to the north of the property.

Description

The property comprises a modern ground floor retail unit forming part of a larger building. The property benefits from car parking at the rear for 2 cars.

Tenure

Long Leasehold. Held for a term of 170 years from 1st January 2015 until 31st December 2185 at a current rent reserved of £280 per annum exclusive.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Retail	113.60 sq m (1,223 sq ft)	INDIVIDUAL (t/a Boy About Town)	10 years from 06/05/2014 on a full repairing and insuring lease (i)	£20,000	05/05/2018 05/05/2022 (06/05/2024)
Totals		113.60 sq m (1,223 sq ft)			£20,000	

(i) The lease is outside of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

For further details please contact:

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