

INVESTMENT FOR SALE

LONG LEASEHOLD

Suites 5 and 6, Ripon House, 35 Station Lane, Hornchurch
RM12 6JL

Two interconnected offices fitted out to a good standard

Fully Let - Current Rental Income: £41,360 pa



Location

Ripon House is situated in Station Lane between High Street and Mavis Grove. Road connections are good with the A12, A13, A127 and M25, all within easy driving distance. Public transport facilities include Hornchurch District Line Station situated in Station Lane, Emerson Park Station providing a shuttle service between Upminster and Romford and Upminster Station providing main line services between Southend and Fenchurch Street Station.

Description

The properties being offered for sale are two interconnected offices located on the first floor of a three story building. Whilst not included in the sale, the ground floor units are occupied as retail units, the first floor are offices and the second floor are residential flats. For avoidance of doubt, only the two first floor offices are being offered for sale.



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Each office has been fitted out to a good standard, with kitchen and WC facilities in each. The offices are interconnected via a single door to the rear. Access to the offices is either via a pedestrian entrance door at ground floor level, which leads to a first floor front walkway and there is also a rear walkway.

Within the long leasehold interest being offered there are 8 car parking spaces, 4 per unit which are utilised by the occupiers.

The properties afford the following approximate Net Internal Areas:

Suite 5

First Floor (NIA) 96.9 sq.m. / 1,043 sq.ft.

Suite 6

First Floor (NIA) 89.7 sq.m. / 965 sq.ft.

8 car parking spaces are also included within the long leasehold title.

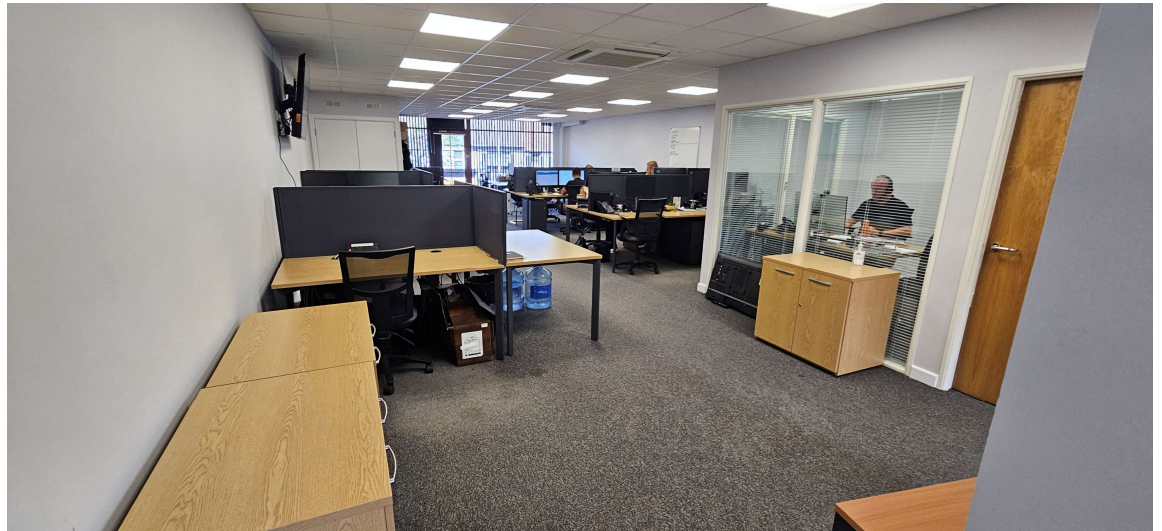
Tenure	The property is offered long Leasehold (Title No's. BGL130744 and BGL105065). Each lease has a term expiry date of 31st December 2185, thus an unexpired term of circa 160 years. The current ground rent is £240 pa per unit, which rises by £120 pa every 30 years
Tenancy Details	The current occupiers are also the current owners. They wish to remain in occupation under a market facing commercial lease. The current rents being collected are as follows: Suite 5 = £21,040 pa Suite 6 = £20,320 pa
Price	£600,000 for both units
Legal Costs	Each party to be responsible for their own costs in this transaction.
Viewing Arrangements	For further information or viewings, please contact the sole agent: Richard Milliken Tel: 01708 745000 E-Mail: richardmilliken@hilberychaplin.co.uk
EPC	Suite 5 = C Rating Suite 6 = C Rating (expired and new report being commissioned)
Business Rates	The properties have the following rateable values: Suite 5 = £14,250 (Offices and premises) Suite 6 = £12,250 (Offices and premises)
Services	We understand that the properties benefit from all mains services, save for mains gas. We also understand that each property benefits from air conditioning.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.



Unit 5



Unit 6



Car Parking Area to rear



Front Access



Rear Access

Location

