

## Mixed investment for sale

1-5 Station Road, Upminster, RM14 2SJ

**Guide price £2.25m**

**Mixed investment located in East  
London - FULLY LET**

**3,585 sq ft**  
(333.06 sq m)

- 2 Ground floor commercial units
- 3 x 3 bedroom upper floor Maisonettes
- Fully let - ERV Circa £147,000
- Finance available subject to status
- Unique opportunity for sale

# Mixed investment for sale, 1-5 Station Road, Upminster, RM14 2SJ

## Summary

<b>Available Size</b>	3,585 sq ft
<b>Price</b>	Offers in the region of £2,250,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Accommodation

The accommodation comprises the following areas: 2 x ground floor commercial units  
3 x 3 bedroom 1st and 2nd floor Maisonettes

Name	sq ft	sq m	Availability
Ground - 1 Station Road	635	58.99	Available
Ground - 3-5 Station Road	1,938	180.05	Available
1st - 1a Station Road	1,012	94.02	Available
1st - 3a Station Road	872	81.01	Available
1st - 5a Station Road	1,012	94.02	Available
<b>Total</b>	<b>5,469</b>	<b>508.09</b>	

## Description

The properties for sale offers a mixed investment of commercial and residential buildings.

1 Station Road - Let on a 5 year lease at a passing rent of £27,242 per annum

3-5 Station Road - owner operated by the current freeholder - the leaseback rent will be £70,000 per annum - other terms to be agreed

1a, 3a & 5a residential accommodation all let on 6 monthly AST's £50,400 per annum. Giving an ERV of circa £147k per annum.

## Location

Upminster is an affluent London suburb, located 20 miles east of central London, and 3 miles south-east of Romford within the M25 Motorway. Upminster Rail Station is nearby, providing access to Fenchurch Street in 22 minutes.

The property lies at the junction of the A124 and B1421 in a prominent town centre position between Pizza Express and Costa Coffee. Other national retailers nearby include M&S Simply Food, Waitrose, Aldi, NatWest, Lloyds Bank, Greggs, and Superdrug.

## Viewings

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## EPC's

1 Station Road - D-89

3-5 Station Road - C-70

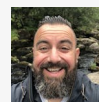
1a Station Road - 77/81

3a Station Road - 57/76

5a Station Road - 56/75



## Viewing & Further Information



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