

FOR SALE FREEHOLD - TAKEAWAY INVESTMENT
106B NORTH STREET, HORNCHURCH, ESSEX, RM11 1SU
328 SQ.FT (30.47 M²)



Key Features

- Circa 11 years unexpired lease term
- Established takeaway use

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria.

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Location

The property is located approximately 0.1 miles to the south of Emerson Park Station and just over 1 mile north of Hornchurch Station, within a small stretch of retail parade.

Accommodation

Established takeaway use arranged as sales area and kitchen separated by stud partitioning, with external WC and refuse area. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Sales Area	120 sq.ft (11.15 m ²)
Kitchen	208 sq.ft (19.32 m ²)
Total	328 sq.ft (30.47 m ²)

Lease Terms

Demised for a term of 20 years from December 2014 thus having an unexpired lease term of circa 11 years. The current rent passing is £10,800.00 per annum exclusive with an upward only rent review at the 5th anniversary of the term and thereafter on a four yearly upward only pattern. The beneficiary of the lease is an individual under their personal capacity.

Price

Offers are sought in the region of £160,000 for the freehold interest with the benefit of the Tenancy in place.

Rates

Rateable Value	£4,850
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VAT

Value Added Tax is not applicable in respect of this transaction.

Service Charge

Service charge is not applicable in respect of this property.

Energy Performance Asset Rating

F	132	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.