

# RISING SUN

64-68 High Street Hornchurch RM12 4UW



## Key Highlights

- Public House for sale / to let
- Busy high street location
- First floor nightclub providing second revenue stream
- Site area 0.19 acres (0.07 hectares)
- Property arranged over ground, basement and two upper floors extending to 8,506 sq ft
- Offers are invited in the region of £975,000 for the benefit of our client's freehold interest with vacant possession
- Alternatively, a new free of tie lease is available for a term to be negotiated with a guide rent of £80,000 per annum
- **Virtual Tour**

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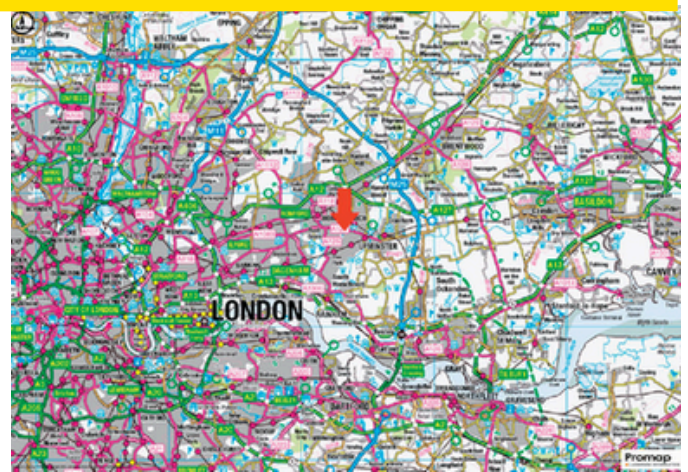
### SAVILLS LONDON

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**020 7877 4666**

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i's having dots, set against a yellow square background.



### Location

The Rising Sun is located in Hornchurch approximately 2.3 miles (3.7 kilometres) south east of Romford, 8.0 miles (12.9 kilometres) south west of Brentwood and 18.2 miles (29.3) north east of Central London.

The property occupies a prominent roadside location on Hornchurch's busy High Street (A124) and the surrounding area is commercial in nature. The area is popular with hospitality businesses with nearby occupiers including JD Wetherspoon, Nando's, Giggling Squid and Zizzi. The property is equidistant from three stations: Emerson Park Overground Station, Hornchurch Underground Station and Upminster Bridge Underground Station. Emerson Park provides regular services to Romford (Elizabeth Line) in a journey time of 5 minutes and both Hornchurch and Upminster Bridge Underground Stations provide access to Central London via the District Line.

### Description

The property comprises a three storey mid-terraced building with painted and rendered brick elevations beneath a multi pitched tile roof. To the front elevation is a trade patio providing seating for approximately 38 customers and to the rear there is parking for two vehicles and a bin store held by way of a licence.

### Accommodation

The ground floor comprises an open plan trading area to the right hand side which provides seating for approximately 44 customers and has a central bar servery.

There is a function room to the left which provides booth seating for 25 customers and benefits from a separate bar servery. There is an extension to the rear which provides a lounge area, however we understand that this area does not benefit from a valid premises licence. Ancillary areas include a kitchen to the rear and customer WC's. The basement comprises the beer cellar and stores. The first floor comprises a nightclub which benefits from a separate bar servery and can be accessed using a separate external entrance fronting the High Street or an internal staircase. There is booth seating for approximately 10 customers and ancillary areas include a cloakroom and customer WC's. The second floor comprises two bedrooms. The site extends to approximately 0.19 acres (0.07 hectares).

### Guide Price

Offers in the region of £975,000 for the benefit of our client's freehold interest with vacant possession. The property is elected for VAT which will be chargeable in addition to the purchase price.

### Guide Rent

Offers in excess of £80,000 per annum are invited for a new free of tie lease on terms to be agreed.

### Rateable Value

2023 Rateable Value - £49,800.

### Planning

The subject property is not listed nor in a conservation area.

### Virtual Tour

<https://vt.ehouse.co.uk/LLkWUweonWk>

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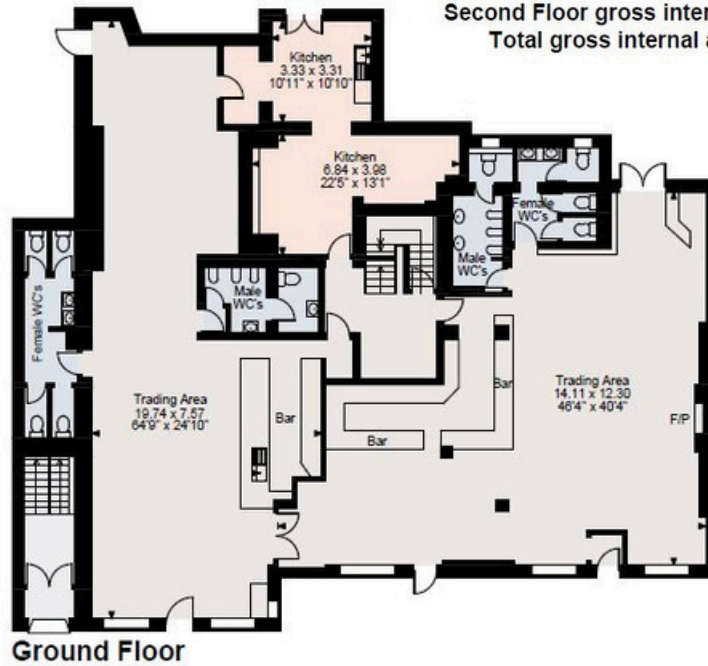
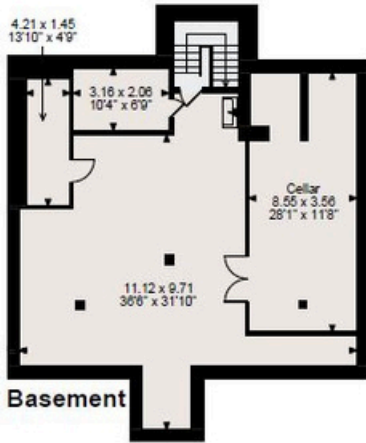
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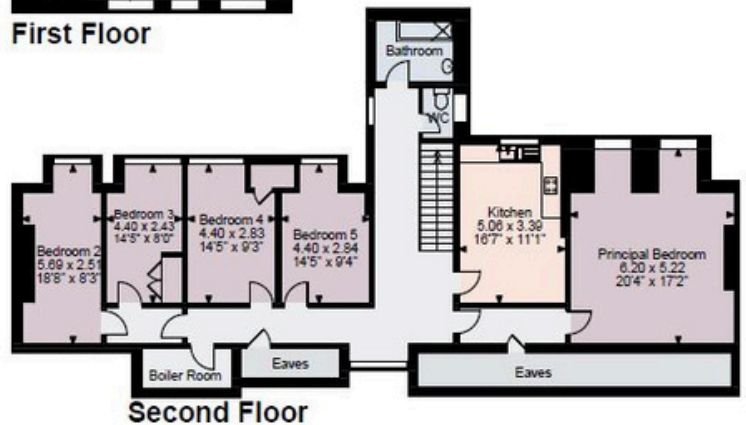
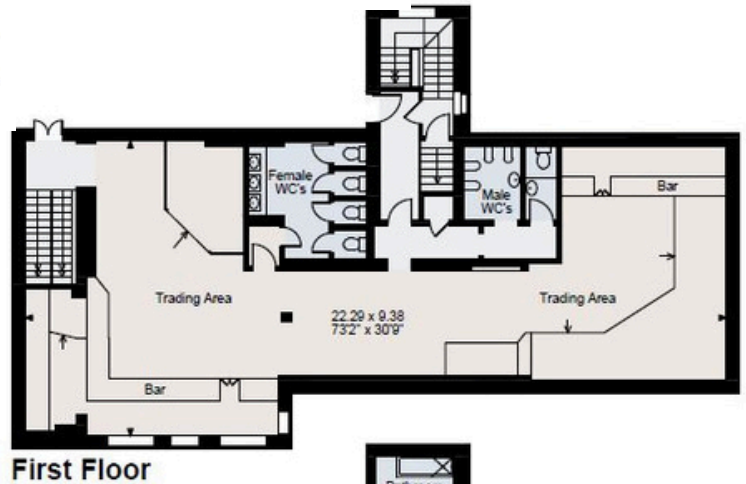
**Rising Sun, Hornchurch**

Basement gross internal area = 1,232 sq ft / 114 sq m  
 Ground Floor gross internal area = 3,698 sq ft / 344 sq m  
 First Floor gross internal area = 2,023 sq ft / 188 sq m  
 Second Floor gross internal area = 1,553 sq ft / 144 sq m  
 Total gross internal area = 8,506 sq ft / 790 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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### Tenure

Freehold or leasehold. The two car parking spaces and bin store to the rear of the property are held by way of two licences expiring 4th August 2036 at a combined current rent of £5,200 per annum which is subject to fixed increases. Further details are available upon request.

### Licenses

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

#### Ground Floor Pub:

- Monday to Wednesday - 10:00 to 23:00
- Thursday to Sunday - 10:00 to - 01:00

#### First Floor Nightclub:

- Monday to Wednesday - 10:00 to 23:00
- Thursday - 10:00 to 01:00
- Friday and Saturday - 10:00 to 03:00

The extension to the rear and part of the function room to the left are not included within the licensable area.

### Fixtures and Fittings

Fixtures and Fittings may be included within the sale by way of separate negotiation.

### Energy Performance Certificate

D-88.

### Photography

The photography included within the brochure was taken when the business was open and trading however, the property has since closed.

### Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.

### Viewing & Contacts

For further information and all viewing requests please contact the sole agents Savills.

## Contact

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