

SMC
Brownill
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For Sale



Freehold Ground Floor Retail Premises offered with
Vacant Possession (upper floor flat sold off on long
leasehold)

£335,000

28 Station Lane, Hornchurch, RM12 6JR

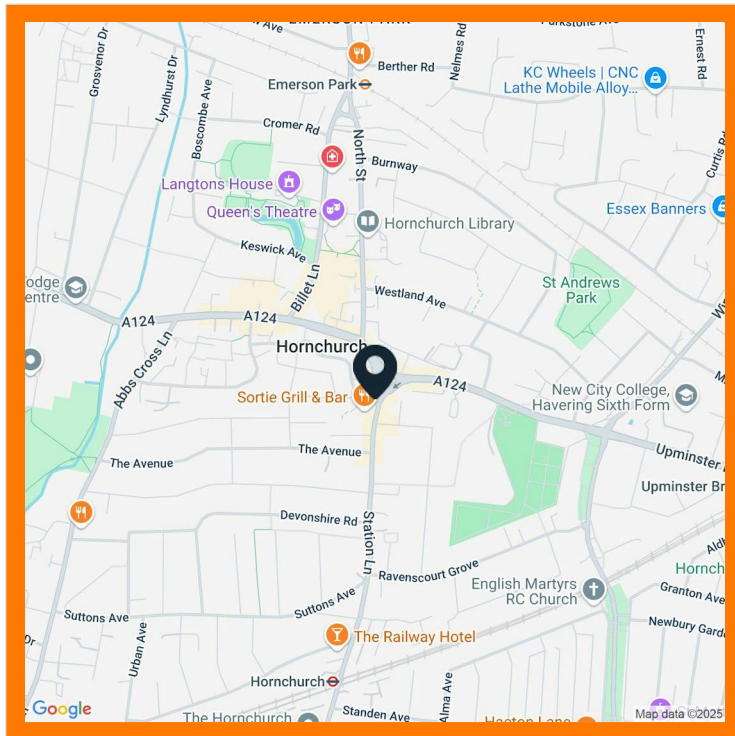
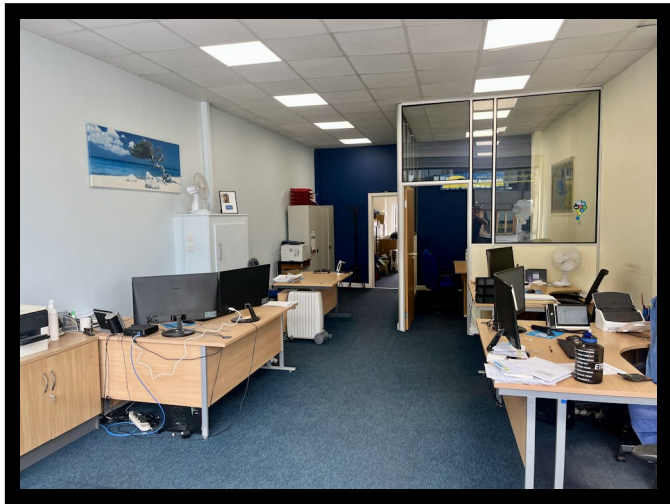
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- Freehold ground floor retail / office premises suitable for owner occupation or investment
- Excellent location in Hornchurch town centre with high footfall and roadside visibility
- Potential for a variety of commercial uses (shop, clinic, dental, medical, office, etc)
- Upper floor flat sold off on long leasehold basis



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property comprises of a ground floor retail / office premises providing an front sales area which could be suitable for a variety of retail / office uses. To the rear is a kitchenette, storage area and 2 x WCs. The property has most recently been used an accountants office. The property benefits from vehicle loading and delivery access to the rear service area. There is a small rear storage underneath the rear of the building / external stairs.

Location

The property fronts Station Lane in the heart of Hornchurch town centre, close to the main junction with High Street. This is a very prominent and busy location with excellent passing footfall and road traffic. Hornchurch is located in the heart of Havering and a key link between Upminster and Romford.

Nearby occupiers include Peacocks, Holland & Barrett, PureGym, Subway, Costa, Nandos and numerous other national and local traders. The location benefits from good bus links and there are a number of council car parking located close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	654	60.76
Ground - Kitchenette	49	4.55
Ground - Storage	103	9.57
Total	806	74.88

Rateable Value

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 28, Station Lane, Hornchurch, Essex, RM12 6JR
Description: Shop and premises
Rateable Value: £17,750

Please note the 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

Planning

The ground floor commercial unit is understood to have A2 Retail / Office consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use. Interested parties are advised to satisfy themselves with Havering Planning Department that their use is acceptable under these new changes.

Tenure

The property will be sold on a freehold basis. Freehold - Title number: TBC. The ground floor commercial unit is potentially suitable for owner occupation or investment and will be offered vacant.

Note the the upper floor flat is sold off on a 189 year lease (from 15th July 2016).

Price

£335,000. VAT is NOT payable on the price.

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.

Business Rates

Rateable Value of £17,750

Energy Performance Certificate

C (63)

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