



SECURE RETAIL INVESTMENT FOR SALE – HORNCHURCH

67–69 Park Lane

Hornchurch, RM11 1BH

**Retail
FOR SALE**

1,962 sq ft

(182.28 sq m)

- Secure Long Term Income from Established Pharmacy Tenant
- Mixed Use Freehold with No Residential Management
- 17 Year FRI Lease with Upward Only Reviews
- Prime Hornchurch Location with Strong Local Footfall

67-69 Park Lane, Hornchurch, RM11 1BH

Summary

Available Size	1,962 sq ft
Price	£400,000
Business Rates	N/A
EPC Rating	C (73)

Description

Secure Long Term Investment Property For Sale. This lot provides a rare opportunity to purchase the Freehold Interest with Long Term Secure Income from a Well Established Local Pharmacy Tenant of the Double fronted Retail Unit.

The subject property comprises a traditionally constructed, two storey property located centrally on this popular neighbourhood parade. The Property is traditionally brick built with a flat roof. The Ground floor provides a double fronted Retail Unit. The First Floor comprises two self-contained Residential Flats accessible from the rear of the block.

The ground floor unit is currently let and trading as a Bencrest Chemist pharmacy, providing a long term, secure defensive and essential use income stream. The first floor comprises two self contained residential flats, which have been sold on long leaseholds, allowing an investor to benefit from a straightforward commercial investment with no residential management obligations.

The Retail Lease is subject to Upward Only Open Market Rent Review from September 2027 and then on a 3 yearly basis thereafter, offering the opportunity to enhance the rental income frequently over the life of the current lease.

Location

The property is situated in Hornchurch, a well established and sought after commuter town within the Essex belt of Greater London, approximately 15 miles north east of Central London. The Town benefits from strong underlying demographics, high levels of owner occupation and sustained local spending power, making it an attractive and resilient suburban retail location.

Hornchurch is particularly well connected, with the A12 providing direct and convenient access to Central London, the M25 and the wider Essex region. Public transport provision is a key strength, with Romford station nearby offering frequent mainline services into London, with journey times of approximately 30 minutes during peak periods. Additional rail connectivity is available at Gidea Park and Emerson Park, both within close proximity, reinforcing the area's appeal to commuters and supporting consistent footfall levels.

The property is located within an established residential catchment, characterised by dense surrounding housing and limited competing retail provision. This supports strong day to day trade and makes the location particularly well suited to convenience and essential retail uses. Neighbourhood shopping parades of this nature typically benefit from loyal local patronage and are less exposed to wider retail volatility.

Terms

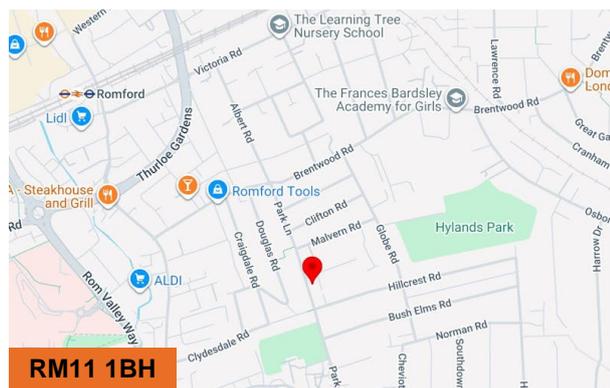
Commercial Lease Terms:

Tenant: TU4 Prescriptions Limited

Lease Terms: FRI 17 Year lease to September 2036 – 10+ years Unexpired

No Tenant Break Option

Rent: £25,000 Per Annum



Viewing & Further Information



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Upward Only Open Market Rent Reviews on 3 yearly basis
Next Rent Review: 2nd September 2027

Residential Lease Terms:
2 No. Long Leaseholds Sold to the Flat Occupants
Lease Expiry: December 2113
Ground Rent: £150p.a.
Ground Rent Review: January 2038

Tenant Covenant Overview

The Retail Unit is Leased to TU4 Prescriptions Limited. The business trades as Bencrest Chemist which is part of the Tuffour Pharmacy Group.

The Company is a well-established independent pharmacy operator, trading as a dispensing chemist and specialist healthcare store. The tenant operates within the defensive healthcare retail sector, providing essential NHS linked services that benefit from non discretionary consumer demand and high levels of repeat custom.

TU4 Prescriptions Limited forms part of the wider Tuffour Pharma Group, a specialist independent pharmacy group with common ownership, management and operational oversight across a range of local pharmacies.