

Income Producing Freehold Shop & Flat Investment FOR SALE

- Rented to a Café Operator
- Income of £21,000 pax
- Lease for Shop & 2 Bed Flat
- Lease Expires April 2040
- Next Rent Review Jan 2024
- Scope to increase rent
- Attractive Investment

*14 & 14a Roneo Corner,
Hornchurch, Essex. RM12 4TN*



Location:

Roneo Corner is a bustling and well-known intersection situated in the heart of Hornchurch. Positioned amongst a mix of commercial and residential properties. The area is characterised by a variety of shops, restaurants, cafes, and local businesses. Roneo Corner's location makes it easily accessible by both car and public transportation, which adds to its convenience. The intersection connects several important roads, making it a key transportation hub within the town.

Description:

The premises comprise of a ground floor shop trading as a Café together with a self-contained 2 Bedroom Flat, sold with the tenant to remain and as an investment.

Size and Dimensions:

Café

Customer Seating area	521.94 sq. ft	48.49 m2
L- shaped Kitchen	217.18 sq. ft	20.18 m2
Rear Covered Store	300.74 sq. ft	27.94 m2
Customer WC's	72.12 sq. ft	6.7 m2

2 Bed Flat

Lounge, Kitchen, Bathroom, Lounge, Bedroom 1, Bedroom 2

Tenure: Freehold

Tenant information:

The shop is held on a lease for a term expiring in April 2040, with periodic rent reviews in 31st Jan 2024, 31st Jan 2028 & 31st 2032, paying a rent of **£21,000 pax**

Price: Offers are sought in the region of **£350,000 subject to contract.**







Legal Costs:

Each party to pay for their own legal fees

Viewing strictly by appointment via sole agents

Jason Grant

020 8506 9900

020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900