

# Mixed investment for sale

1-5 Station Road, Upminster, RM14 2SJ

# **Guide price £2.25m**

Mixed investment located in East London - FULLY LET

3,585 sq ft

(333.06 sq m)

- 2 Ground floor commercial units
- 3 x 3 bedroom upper floor Maisonettes
- Fully let ERV Circa £147,000
- Finance available subject to status
- Unique opportunity for sale

## Mixed investment for sale, 1-5 Station Road, Upminster, RM14 2SJ

#### Summary

Available Size	3,585 sq ft		
Price	Offers in the region of £2,250,000		
Business Rates	Upon Enquiry		
VAT	To be confirmed		
Legal Fees	Each party to bear their own costs		
EPC Rating	C (70)		

### Description

The properties for sale offers a mixed investment of commercial and residential buildings.

1 Station Road - Let on a 5 year lease at a passing rent of £27,242 per annum 3-5 Station Road - owner operated by the current freeholder - the leaseback rent will be £70,000 per annum - other terms to be agreed

1a, 3a & 5a residential accommodation all let on 6 monthly AST's £50,400 per annum. Giving an ERV of circa £147k per annum.

#### Location

Upminster is an affluent London suburb, located 20 miles east of central London, and 3 miles south-east of Romford within the M25 Motorway. Upminster Rail Station is nearby, providing access to Fenchurch Street in 22 minutes.

The property lies at the junction of the A124 and B1421 in a prominent town centre position between Pizza Express and Costa Coffee. Other national retailers nearby include M&S Simply Food, Waitrose, Aldi, NatWest, Lloyds Bank, Greggs, and Superdrug.

#### Accommodation

Name	sq ft	sq m	Availability
Ground - 1 Station Road	635	58.99	Available
Ground - 3-5 Station Road	1,938	180.05	Available
1st - 1a Station Road	1,012	94.02	Available
1st - 3a Station Road	872	81.01	Available
1st - 5a Station Road	1,012	94.02	Available
Total	5,469	508.09	

#### **Viewings**

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

### EPC's

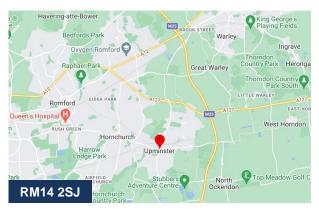
1 Station Road - D-89

3-5 Station Road - C-70

1a Station Road - 77/81

3a Station Road - 57/76

5a Station Road - 56/75







## Viewing & Further Information

#### Ben Freckingham

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