

PROMINENT CLASS E
FREEHOLD FOR SALE
INCLUDING BOOTS
LEASEHOLD

HORNCHURCH

120-126 HIGH STREET



Description

Hornchurch is a suburban town located in East London within the London Borough of Havering. It lies approximately 15 miles (24 km) east of central London and is known for its residential character and local town centre.

The high street runs through the centre of the town and contains a wide range of shops, restaurants, cafés and local services, making it the primary retail and leisure area for residents and visitors. The street includes a mixture of independent businesses and well-known national retailers. The NatWest is located on a prominent pitch on the High Street with nearby occupiers including Costa, Card Factory, Boots, Greggs as well as a large Sainsbury's and Lidl.

Accommodation

The former NatWest 120-122 High Street premises are arranged as a ground floor banking hall providing the following approximate areas:

Ground Floor Sales	2,887 sq. ft.	(268.21 sq. m)
Ground Floor Ancillary	109 sq. ft.	(10.13 sq. m)
Total	2,996 sq. ft.	(278 sq. m)

The property benefits from 10 car parking spaces.

126 High Street occupied by Boots, the premises are arranged as a ground floor and first providing the following approximate areas:

Ground Floor Sales	3,422 sq. ft.	(317.91 sq. m)
Ground Floor Ancillary	246 sq. ft.	(22.85 sq. m)
First Floor Ancillary	280 sq. ft.	(26.01 sq. m)
Total	3,948 sq. ft.	(366.78 sq. m)

Tenancy

Part of the ground floor (126 High Street) is occupied by Boots on an In Act lease expiring February 2028 at a passing rent of £77,000. The tenant has use of 1 parking space.

The first and second floors are held on a long leasehold which has been converted to residential, paying £100 per annum on a 125 year term.

Part of the rear car park is held on a licence paying £5,000 per annum. This includes 12 spaces. The licence is terminable on 14 days notice.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£1,390,000**.

