

# FOR SALE

Ground floor Shop  
with Workshop and first floor Flat

2,062 sq. ft. (192 m<sup>2</sup>)

144 & 144A HORNCHURCH ROAD,  
Hornchurch, RM11 1QH



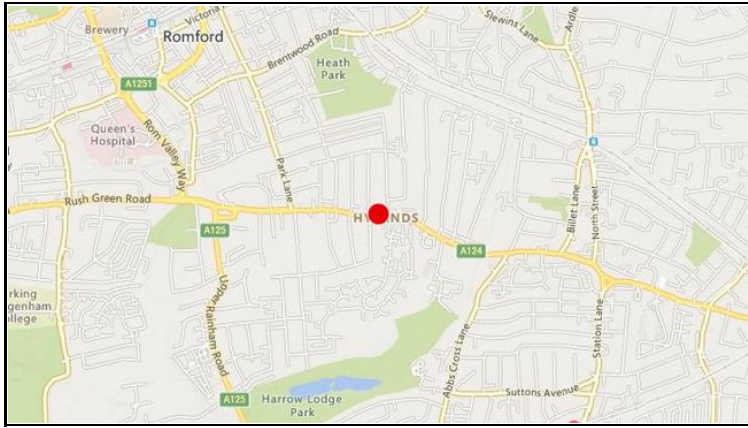
- Separately accessed first floor 1-bedroom flat
- Vacant possession
- Inspection pit

- Rear workshop
- 2x rear roller shutter
- Suitable for motor trade

**KEMSLEY**  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)





## LOCATION

The property is located on a small, mostly independent, retail parade along the main thoroughfare between Hornchurch and Romford. The property is well serviced by public transport with numerous bus routes passing through. Mainline rail services are available from Emerson Park (1.1 miles) to the north and Upminster (2.3 miles) to the east and London Underground (District line) services from Hornchurch station (1.4 miles).

## DESCRIPTION

The property comprises a mid-terrace mixed-use building arranged as a ground floor commercial unit with a self-contained first floor flat.

The ground floor comprises a retail unit with covered yard to the mid-section and a vehicle repair workshop to the rear. The first floor accommodation is separately accessed from the front comprising a 1-bedroom flat providing a kitchen, living room, bathroom and bedroom.

## ACCOMMODATION

Shop:	621 sq. ft. (58 m <sup>2</sup> )
Workshop:	614 sq. ft. (57 m <sup>2</sup> )
Covered Yard:	298 sq. ft. (28 m <sup>2</sup> )
First Floor Flat:	529 sq. ft. (49 m <sup>2</sup> )
<b>Total:</b>	<b>2,062 sq. ft. (192 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a net internal basis.*

## TENURE

The property is available for sale on a freehold basis in relation to the ground floor and a long leasehold basis to the first floor, with vacant possession.

## PRICE

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

From enquiries made of the Valuation Office Agency, we are advised that the property has a rateable value of £15,000. Interested parties are advised to make their own enquiries of the London Borough of Havering.

## EPC

Commercial: EPCs have been commissioned at Band C for the shop and Band E for the rear workshop.  
Residential: EPC has been commissioned at Band E.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

## CONTACT

Strictly by appointment via sole agents:

Kieran Conlan

Tel: 01708 766733 / 07969 743810

Email: kieran.conlan@kemsley.com

Ben Collins

Tel: 01708 759887 / 07740 565222

Email: ben.collins@kemsley.com

Ref: AR4734/KC 07.25



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.