

125 AVON ROAD, CRANHAM, UPMINSTER, ESSEX, RM14 1RQ

FOR SALE FREEHOLD SHOP INVESTMENT

980 sq.ft (91.04 m²)



Location

The premises are situated on a busy parade at the eastern end of Avon Road, Cranham close to its junction with Front Lane. Regular bus services connect to Upminster with its C2C line and District line Underground station, Roome's department store, supermarkets and retail outlets. Adjoining occupiers include convenience stores, a wide variety of food outlets and hairdressers.

Accommodation

The property comprises a ground floor commercial/retail unit and various rooms to the rear. The property also benefits from a rear ground floor extension. Access is available via a rear service road with car parking for one vehicle.

A residential flat is situated over the first and second floors.

Terms

Currently let to an established barbers on a 20 year new fully insuring and repairing lease commencing in June 2025 with a fifth year rent review at a passing rent of £16,000pa. The flat above has been sold off on a long lease.

Price

£275,000

Service Charge

No Service charge applicable.

Planning & Use

The current use of the shop falls within Class E.

Rates

Rateable Value	11,500
UBR (2023/2024)	
Rates Payable	0.499

Energy Performance Asset Rating

C 51-75

71 This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co