FOR SALE

LARGE DOUBLE SHOP WITH A1 CONSENT INCLUDING FIRST FLOOR SHOWROOM/STORAGE WITH ADDITIONAL GROUND FLOOR STORAGE TO REAR

OF INTEREST TO OCCUPIERS/DEVELOPERS/INVESTORS

17-19 Billet Lane
Hornchurch
RM11 1TS
Location

The property occupies a prominent trading position close to the junction of Billet Lane with High Street. Sainsbury’s supermarket and car park is opposite, with free customer parking. Other nearby occupiers include Lidl, Halifax, Superdrug, Costa and Card Factory amongst others.

Description

The property comprises two interconnecting shop units with extensive rear storage, accessed via a rear service road, together with ancillary first floor retail/showroom and storage accommodation. For ease of reference the floor areas below have been split to show the areas for each unit.

The property has the following approximate floor areas:

<table>
<thead>
<tr>
<th></th>
<th>17 Billet Lane (left hand side as facing)</th>
<th>19 Billet Lane (right hand side as facing)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor retail area:</td>
<td>390 sq.ft. (36 sq.m.)</td>
<td>660 sq.ft. (61 sq.m.)</td>
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<tr>
<td>Ground floor ancillary:</td>
<td>295 sq.ft. (27 sq.m.)</td>
<td>-</td>
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<tr>
<td>Ground Floor Sub Total:</td>
<td>685 sq.ft. (63 sq.m.)</td>
<td>660 sq.ft. (61 sq.m.)</td>
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<tr>
<td>First floor retail/anc. area:</td>
<td>294 sq.ft. (27 sq.m.)</td>
<td>422 sq.ft. (39 sq.m.)</td>
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<tr>
<td>Ground floor rear storage:</td>
<td></td>
<td>802 sq.ft. (75 sq.m.)</td>
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<tr>
<td>First floor rear storage:</td>
<td></td>
<td>581 sq.ft. (54 sq.m.)</td>
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<tr>
<td>Total Area:</td>
<td></td>
<td>3,444 sq.ft. (320 sq.m.)</td>
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Price

The property is available for sale freehold at a price of £600,000.

Business Rates

The property has two assessments as detailed below:

- 17 Billet Lane: Rateable Value - £18,500
- 19 Billet Lane: Rateable Value - £17,500

Interested parties are advised verify the rates payable with the Business Rates Department of Havering Council.

EPC

The property has an EPC rating of D-81.

VAT

The property is not elected for VAT and is therefore the price is not subject to VAT.

Viewing

For further information contact sole agent Hilbery Chaplin:

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