



210 High Street  
Hornchurch  
Essex  
RM12 6QP

## For Sale - High Street Investment Opportunity

- Mixed Use Investment Opportunity
- High Street Location
- Currently Producing £16,540 per year

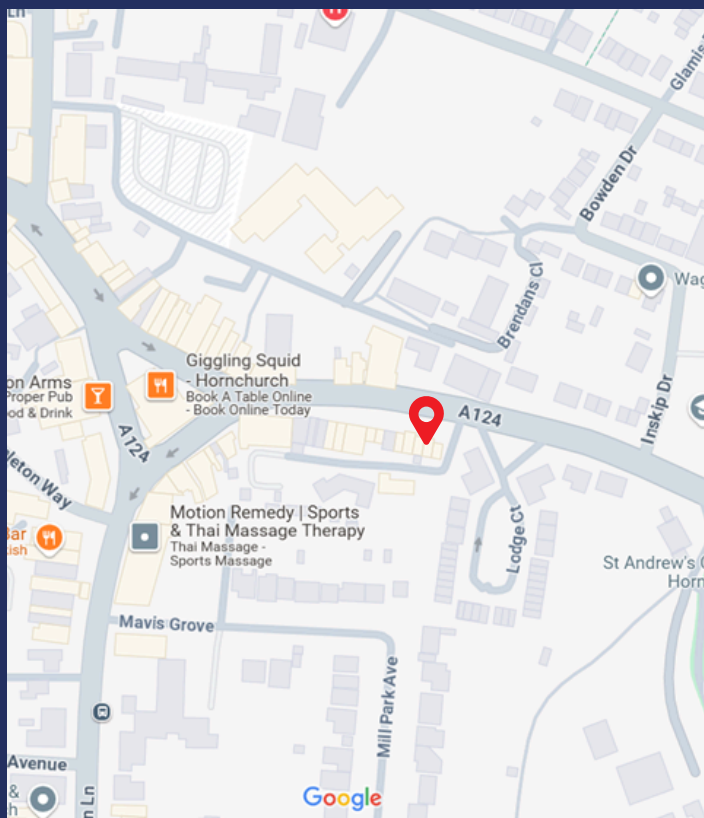
01277 289150

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## Location

The premises are located on the south side and eastern end of Hornchurch High Street close to its junction with Lodge Court. The immediate parade neighbouring the property comprises mainly independent retailers but within the Town major retailers include Sainsbury, Boots, Lidl, Costa Coffee and Holland & Barrett. The premises benefits from a variety of local pay and display car parks within walking distance.



## Description

The property comprises a ground floor retail unit, with a flat on the first and second floor. The retail unit is currently used as a beauty salon. The first floor of the flat hosts a kitchen and lounge/diner, with the bedrooms located on the second floor above.

There is rear access to the ground floor, and space to park one vehicle.

## Accommodation

210 Ground floor Retail Unit 545 sq ft (51 sq m)  
210a Two Bedroom Flat

## Tenancies

The ground floor is let to the beauty salon on a three year lease commencing 1st April 2025 at a rent of £16,440 pa.

The flat is sold on a 125 year lease producing an annual ground rent of £100.

## Terms

The property is offered freehold subject to the above tenancies.

## Price

£250,000 subject to contract

## Rateable Value

210 £11,500.00  
210a Band C

## Energy Performance Rating

210 C68  
210a D66

## Legal Costs

Each party to bear their own legal costs.

**Viewing & Further Information:  
Contact MJM Property Consultants**

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