



Upminster Road South, Rainham
£425,000

FREEHOLD INVESTMENT FOR SALE | Freehold

An opportunity to purchase the freehold to this open plan shop with three bedroom maisonette above.

The shop is currently let to Betfred in conjunction with the adjoining property and produces a return of £10,000 per annum.

The maisonette has it's own entrance from rear and has a paved garden, lounge, utility room, kitchen, three bedrooms and a bathroom. This is let on an Assured Shorthold Tenancy for £14,400 per annum returning a combined yield of 5.74% at the asking price.

The property is located in a prominent position just over a half mile radius of Rainham station and shops with access to the A13 being approximately another half mile further.

Due to the lack of freeholds available at the moment don't miss this long term investment by booking an appointment to view today.

Tenure: Freehold

Details provided are to the best of our knowledge, and are subject to change

Main Shop Area

L'shaped with windows to front and door to:

Disabled WC

Low flush wc and wash hand basin.

Access

Sideway leading to a gate at rear with door to:

Rear Area

30ft 8 x 19ft 6

Mainly paved, door to:

Utility room

7ft 6 x 6

Double glazed window to rear, work surface with space for washing machine below, door and double glazed window to:

Lounge

12ft 4 x 8ft 3

Radiator, open to:

Kitchen

7ft 6 x 7ft 3

Sink unit, wall and base units, work surface, hob, oven and fan, door to:

Lobby

6ft 2 x 5ft 3 max

Cupboard under stairs to first floor.

Landing

Access to loft, airing cupboard, radiator, door to:

Bedroom 1

14ft 2 x 10ft 7

Double glazed window to front, radiator, laminate style flooring.

Bedroom 2

14ft 2 x 10ft 7

Double glazed window to rear, radiator, laminate style flooring.

Bedroom 3

8ft 2 x 7ft

Double glazed window to front, radiator.

Bathroom/WC

Double glazed windows to rear, corner bath with mixer tap and shower attachment, low flush wc, wash hand basin, boiler, tiled walls and flooring.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment. We refer sellers/buyers to Palmers Solicitors, Lifetime Legal Ltd, Premier Property Lawyers and MyHomeMove Ltd. It is your decision whether you choose to deal with any of these companies. Should you decide to use an of the companies listed you should know that we would receive a referral fee from them of between GBP100 and GBP300 per transaction for recommending you to them. We routinely refer all potential purchasers and vendors to Integra Finance Limited. It is your decision whether you choose to deal with Integra Finance Limited. In making that decision, you should know that we receive benefits from them worth between GBP10 and GBP1000 per

