

FOR SALE

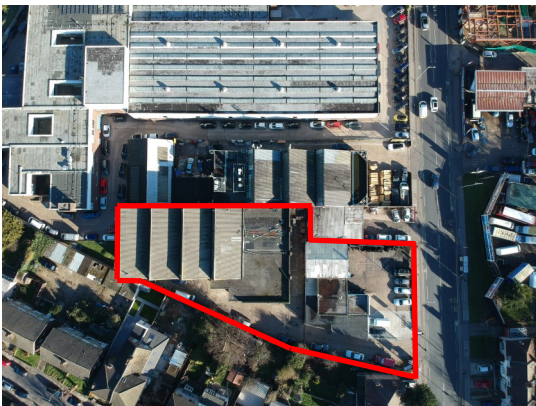
891 HIGH ROAD, CHADWELL HEATH, ESSEX, RM6 4HR
893 HIGH ROAD, CHADWELL HEATH, ESSEX, RM6 4JL

ATTRACTIVE COMMERCIAL / INDUSTRIAL / INVESTMENT / DEVELOPMENT OPPORTUNITY



- BUILT ACCOMMODATION - 2,080.35m² / 22,392.70sqft
- SITE AREA - 0.62 ACRE / 0.25 HA
- ATTRACTIVE INCOME ENHANCEMENT OPPORTUNITY
- DEVELOPMENT POTENTIAL OPPORTUNITY
- FREEHOLD DISPOSAL

Dobbin & Sullivan
Chartered Surveyors, Est. 1991



LOCATION:

The subject property is situated on the northern side of High Road (A118), accessed through a private estate road. The premises sits between Chadwell Avenue and Grove Road which both lead off High Road (A118). High Road, heading westwards, junctions with the A406 North Circular Road after Ilford town centre and, heading east, leads through Romford to provide access with the A127 South-end Arterial road.

This location is within the London Borough of Redbridge, a borough to the north east of the London. Liverpool Street Station is located approximately 9.2 miles to the south west of the subject property.

Chadwell Heath Station (Great Eastern mainline providing services to London Liverpool Street) is about 5 minutes' walk to the east of the property. Seven Kings Station is further afield (same service as Chadwell Heath) approximately 10 minutes' walk to the west of the premises. There are good bus links on the High Road.

DESCRIPTION:

The subject site comprises two adjoining parcels of land in two separate titles:-

891 High Road - (to the rear of the site)

Comprises a two storey commercial building under a flat roof split into commercial units plus ground floor factory utilised as a gym with the traditional "north light" roof

893 High Road - (to the front of the site)

Comprises a single storey mainly brick built building under a flat roof with two smaller work shops situated along side a self-contained portal frame commercial unit with forecourt.

ACCOMODATION AND TENANCIES

Please refer to attached table overleaf



TENURE:

The property is available. FREEHOLD.
Subject to occupational tenancy and income derived.

PRICE:

Offers in excess of 2 million for the freehold interest.

BUSINESS RATES

Billing Authority: London Borough of Redbridge.

Rateable Value for G.F 891 High Road: £40,750

Rateable Value for Unit (1) 893 High Road - £17,500

Rateable Value for Unit (2) 893 High Road - £11,250

We recommend that you make your own enquiries to the Local Authority to verify.

EPC RATING:

To follow

VAT:

891 High Road is not elected for VAT

893 High Road - The property has been elected for VAT purposes. However it is anticipated that the sale will be treated as a Transfer of a Going Concerns (TOGC).

LEGAL COSTS:

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is required to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal cost, should they withdraw from the transaction for whatever reason.

VIEWING:

Strictly by appointment by the sole agent:

Ajay Tohani MSc MRICS

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Messrs. Dobbin & Sullivan and for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

ACCOMMODATION AND TENANCIES

891 & 893 HIGH ROAD, CHADWELL HEATH, ESSEX, RM6 4JR

Address / Unit Number	Size (as per VOA)	Tenant Name	Agreement Type	Start Date	End Date	Break Option	Annual rent (pax)
891 High Road							
Part Ground Floor Lease Plan - Unit 1	210 m ²	SR Bathrooms T/A Budget Tiles	Licence	1 st July 2016	Rolling over	License rolling over	£12,000
Part Ground Floor Lease Plan - Unit 2	559.58 m ²	Lion's Den Gym Ltd	Licence	1 st July 2018	30 th June 2021	Option to break with 2 months written notice by either party after 1 st December 2018	£36,000
Part First Floor Lease Plan- Unit 3	551.08 m ²	VACANT					0
Part First Floor Lease Plan- Unit 4	275.96 m ²	Swift Garments Ltd	Licence	15 th Aug 2016	14 th Aug 2021	Tenant only option to break with 6 months written notice after 14 th Aug 2018	£13,500
893 High Road							
Unit 5 Lease Plan - Unit 5	213.2 m ²	Chadwell Autos Ltd	Licence	1 st Sept 2018	31 st Aug 2021	Option to break by either party with 2 months written no- tice after 1 st March 2019	£23,200
Unit 6 Lease Plan - Unit 6	117.07 m ²	Chadwell Tyres Ltd	Licence	20 th July 2018	19 th July 2021	Option to break by either party with 2 months written no- tice after 20 th January 2019	£16,800
Total	1,926.89 m²					Net income	£101,500

Note (1) Site Area Approx 0.62 acre / 0.25 Ha