

FOR SALE FREEHOLD (MAY LET GROUND FLOOR) - SHOP + 2
BEDROOM SPLIT-LEVEL MAISONETTE
794 GREEN LANE, DAGENHAM, RM8 1YT
1,532 SQ.FT (142.33 M²)



Key Features

- Owner occupier opportunity
- Asset maximisation angle

Viewing

Strictly by prior appointment
with sole letting agents Taylor
Freeman Kataria

Contact:

Rajiv Kataria MRICS

Rajiv@cliffords-estates.co.uk

Priya Parmar MRICS

PParmar@cliffords-estates.co.uk



306 Green Lane

Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



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Location

Situated on an established secondary retail parade, adjacent to both Paddy Power (796 GL) and Greggs (792) Green Lane. Goodmayes Train Station (Elizabeth Line) is 0.7 miles from the site, and Chadwell Heath Train Station (Elizabeth Line) is 0.8 miles from the site, both providing regular service into Central London. There are also excellent road links to the A12, M11 and M25.

Accommodation

Comprising vacant ground floor commercial premises with surplus rear yard and self-contained 2 bedroom split-level maisonette above. Approximate areas are as follows in accordance with the RICS Code of Measuring Practice (6th Edition) on a NIA basis for the shop premises and for the residential accommodation, following IPMS 3b:

Ground Floor	720 sq.ft (66.89 m ²)
Outbuildings	91 sq.ft (8.45 m ²)
First and second floors	721 sq.ft (66.98 m ²)
Total	1,532 sq.ft (142.33 m ²)

Lease Terms

The commercial premises will be vacant at the point of sale but is also offered 'To Let' by virtue of a new Full Repairing and Insuring (FRI) lease for a term to be agreed - refer to 'Rent' below.

The residential upper parts are let on an EXPIRED Assured Shorthold Tenancy (AST) agreement at a rental of £1,000.00 PCM i.e £12,000.00 p.a. We consider this to be significantly UNDERRENTED.

Rent

£25,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Price

Offers are sought in excess of £500,000 subject to contract for the freehold interest.

Rates

Commercial	The Rateable Value (RV) of the commercial premises is £12,500
Residential	Council Tax Band A

VAT

Value Added Tax (VAT) is not applicable in relation to the sale of this property.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal fees.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.