

FOR SALE FREEHOLD - HIGHLY REVERSIONARY MIXED-USE INVESTMENT (SHOP + 3/4 BEDROOM FLAT)

431 BECONTREE AVENUE, DAGENHAM, ESSEX, RM8 3UH
1,505 SQ.FT (139.82 M²)



Key Features

- c. £200 psf at the asking
- Asset maximisation angle
- Established takeaway use

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria

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Location

The property is situated at the Centre of Becontree Avenue within an established neighbourhood parade of shops, towards its junction with Valence Avenue. Chadwell Heath Station serves as the closest train station to the property, approximately 0.7 miles to the North via Valence Avenue which in turn leads on to Station Road. On-street parking is located to the front of the property.

Accommodation

Comprising commercial premises at ground floor level with self-contained split level 3/4 bedroom masionette to the first and second floors. 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	614 sq.ft (57.04 m ²)
Outbuilding	51 sq.ft (4.74 m ²)
First and Second Floors	840 sq.ft (78.04 m ²)
Total	1,505 sq.ft (139.82 m ²)

Lease Terms

The entire building is held on a 15 year Full Repairing and Insuring (FRI) lease from February 2019 at a current rent passing of £20,000 p.a.x (reviewed in February 2024), subject to 5 yearly upward only rent reviews and a Tenant-only break clause at the 10th anniversary of the term. The ground floor is trading as 'Milano Pizza'. We consider that the property is UNDERRENTED.

Price

Offers are sought in excess of £300,000 subject to contract for the freehold interest with the benefit of the current lease in place.

Rates

Commercial	The Rateable Value (RV) of the commercial premises is £10,000
Residential	Council Tax Band B

VAT

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

Energy Performance Asset Rating

E	122	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal fees.



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