

ADAM STEIN & CO

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**RARE FREEHOLD AVAILABLE  
WITH PLANNING PERMISSION TO CREATE AN  
ADDITIONAL DWELLING**

**88 NORTH STREET  
HORNCHURCH  
RM11 1SR**

**Ground floor office 1,530 sq.ft. (142.14 sq.m.) including  
secure storage and a self contained 1x bedroom flat**



**Location:**

The building is located at the end of a good secondary mixed-use parade on the east side of North Street moments from Hornchurch Library, Fire Station and town centre.

Emerson Park Overground station (Zone 6) is 0.3 miles from the subject property whilst bus route number 165 passes directly past the building providing quick and easy access to Romford Town Centre.

**Accommodation:** Available accommodation comprise of a ground floor office with window frontage together with a 1x bedroom flat above. Both units are self-contained with front access off of a private forecourt.

The ground floor is currently occupied by an accountancy practice and is in particularly good decorative order being divided into various private offices and benefiting from air conditioning (to part), Cat II lighting, computer trunking, kitchenette, Male and Female WC's (including shower), secure storage and forecourt parking for 3/4 vehicles.

Approximate Net Internal Floor area (NIA) is 1,530 sq.ft. (142.14 sq.m.) to include an attached garage internally accessed and currently used as secure storage.

First floor flat benefits from its own front door and is in very good decorative order.

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.



**Tenure:** Freehold with full vacant possession on completion.

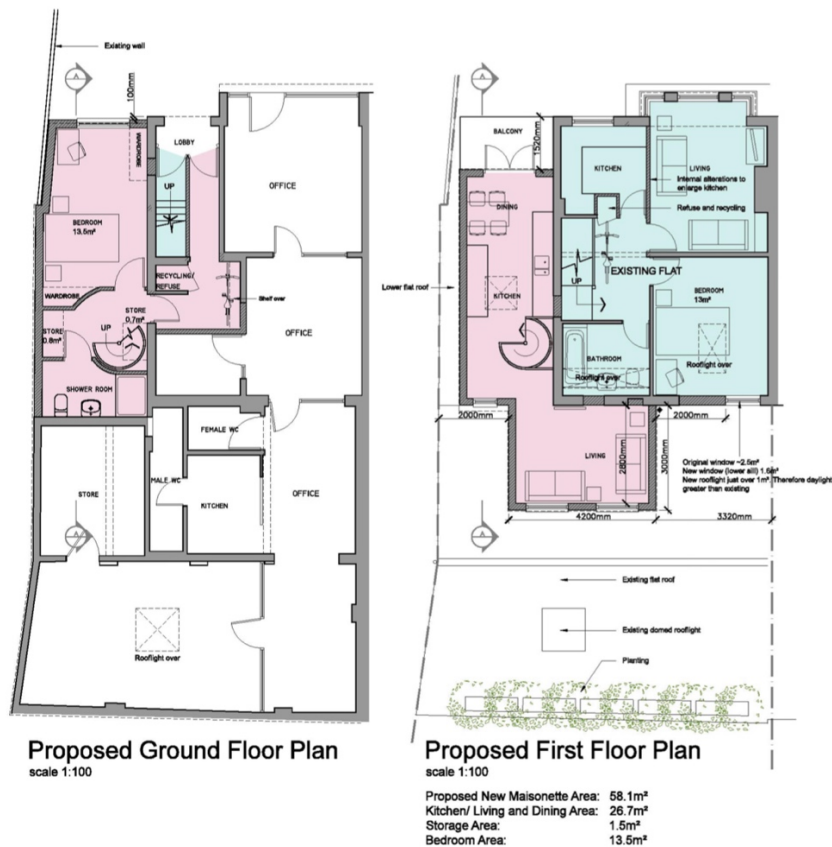
Consideration may be given to a new lease of the ground floor on FR&I terms at a quoting rental of £23,000 pax subject to periodic rent reviews where necessary.

**Price/Rent:** Offers invited in excess of £600,000 subject to contract only.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

**Planning:**

A planning permission was granted 5 April 2019 under planning application reference P0212.19 for “conversion and extension of the existing ground floor store to create a self-contained one bedroom, 2 person maisonette at side and rear of existing building, a side/front extension, first floor side and rear extensions and minor alterations to the existing offices and flat”. Full information can be found online <http://development.havering.gov.uk/OcellaWeb/planningDetails?reference=P0212.19&from=planningSearch> or alternatively can be emailed if required.



(Not to scale)

**EPC:**

An EPC has been commissioned and will be available for inspection shortly.

**Cons. Protection Regulations:**

It is recommended that applicants seek independent professional advice before entering into a contract on this property.

**Money Laundering Regulations:**

It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

**Viewing:** Strictly by arrangement through vendors agent as above.



### Location Plan

(for location of site only)  
scale 1:1250

