

SMC
Brownill
Vickers

To Let



**Business Sale: Restaurant Premises with Upper Floor
Flat in Hornchurch Town Centre, Essex**

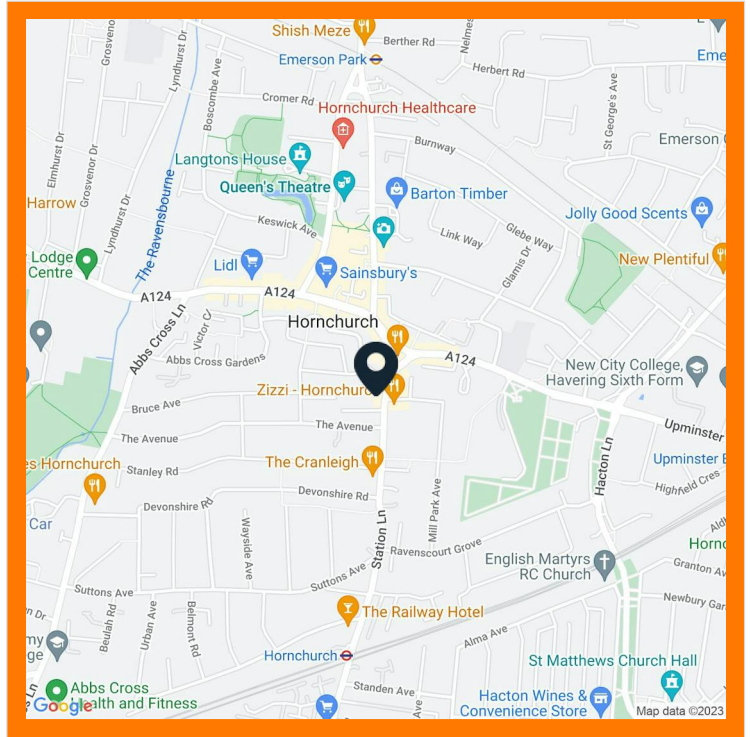
£52,000 per annum

Former Peking Garden Restaurant, 36-38 Station
Lane, Hornchurch, RM12 6NB

01708 973700 | francois.neyerlin@smcbrownillvickers.com

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- Prominent corner position in Hornchurch town centre on the corner of Station Lane and Appleton Way (within proximity to High Street)
- Approximately 2,000 sq ft restaurant with separate upper floor flat
- Long lease inside the 1954 Act
- Excellent trading capacity - approximately 120 covers to the ground floor
- Potential for outside front seating



Description

Ground floor restaurant premises including seating area, store, kitchen (with extraction) and customer WCs. The kitchen is fully fitted and included new Chinese Wok Station / Cooker. External stores. There is a separate upper floor flat accessed via side external staircase. The property offers approximately 120 covers. Externally there is a front forecourt area which could offer potential for outside seating.

Location

The property is located on Station Lane in the centre of Hornchurch, which is a town located in the London Borough of Havering, East London / Essex. The location is approximately 16 miles south east of central London, and within easy reach of nearby areas including Upminster, Emerson Park, Gidea Park and Hornchurch.

Within the immediate vicinity there are various national and local traders. Notable occupiers in the area include Sainsbury's, Nando's, Prezzo, Zizzi, Vertigo, Onyx Restaurant & Bar, Sortie Grill & Bar and various other shops, bars, and restaurants.

Tenancy

We are offering an assignment of the current lease granted for 15 years from 21st January 2022, inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

Current passing rent is £52,000 pa. We are informed VAT is NOT payable on the rent.

Premium

Offers Invited. We understand VAT is payable on premium.

Licence

Premises licence days and times TBC

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Viewing Arrangements

For further information or accompanied viewings, please contact the agent:

Francois Neyerlin

Telephone: 01708 973700

Email: francois.neyerlin@smcbrownillvickers.com

Viewings strictly via appointment with the agent only.

Business Rates

Rateable Value of £39,500

Energy Performance Certificate

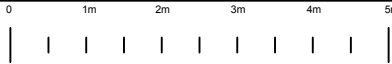
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Francois Neyerlin

0114 281 2183

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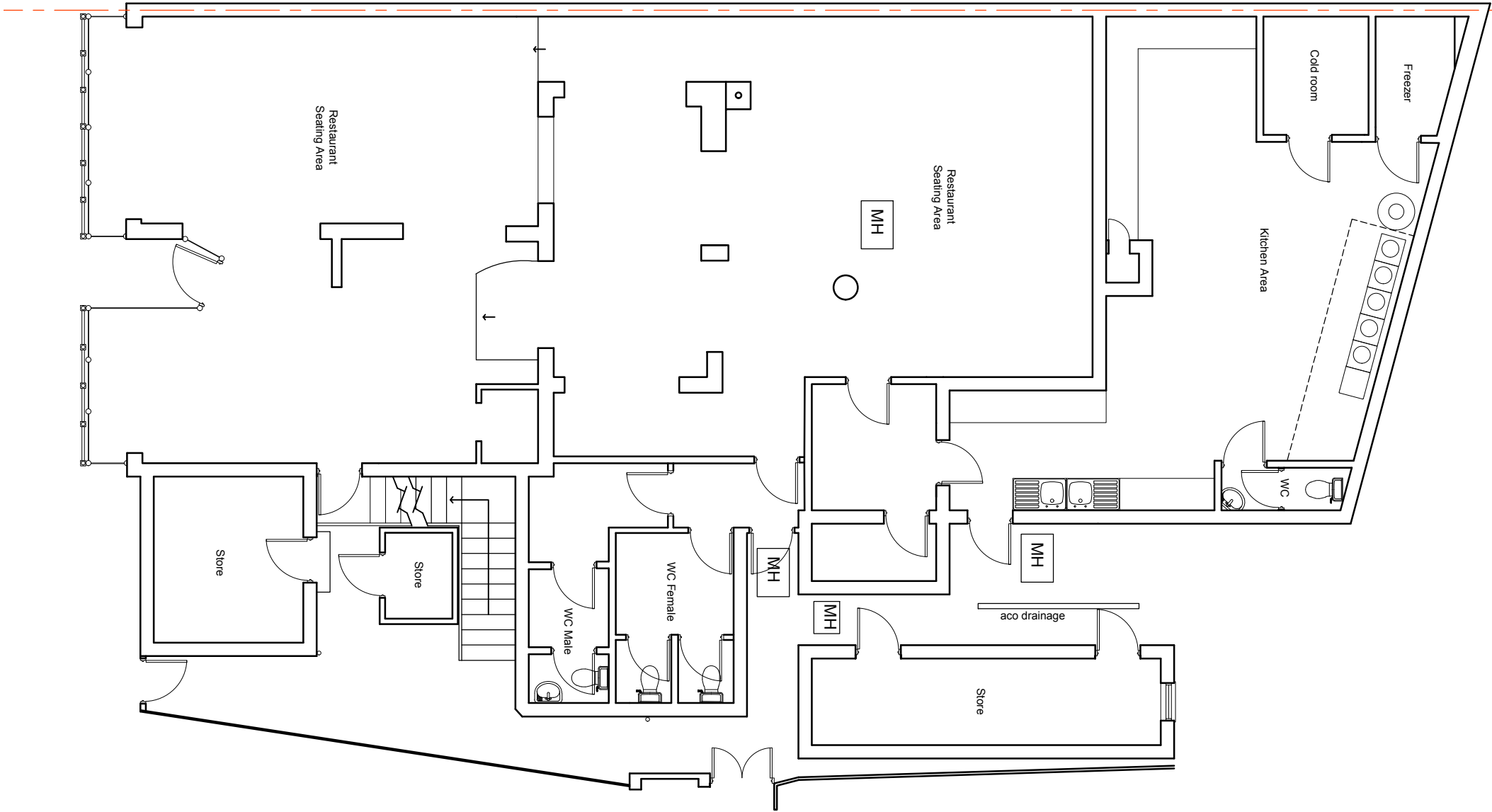
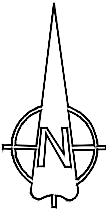
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Notes

All dimensions to be checked by the Contractor before construction proceeds.

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Existing Ground Floor Plan

FOR PLANNING

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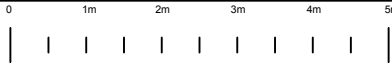
52 Southway, Yarnborough, Hampshire, UK
T: 0204 537 37 11 M: 07956 296 076 E: info@i-arch.co.uk
W: www.i-arch.co.uk

project
36-38 Station Lane
Hornchurch Essex RM12 6NB

title
Existing Ground Floor Plan

scale 1:100 @ A3	dwn MA
date 3rd June 2023	chk

drg no. 1518-100	rev
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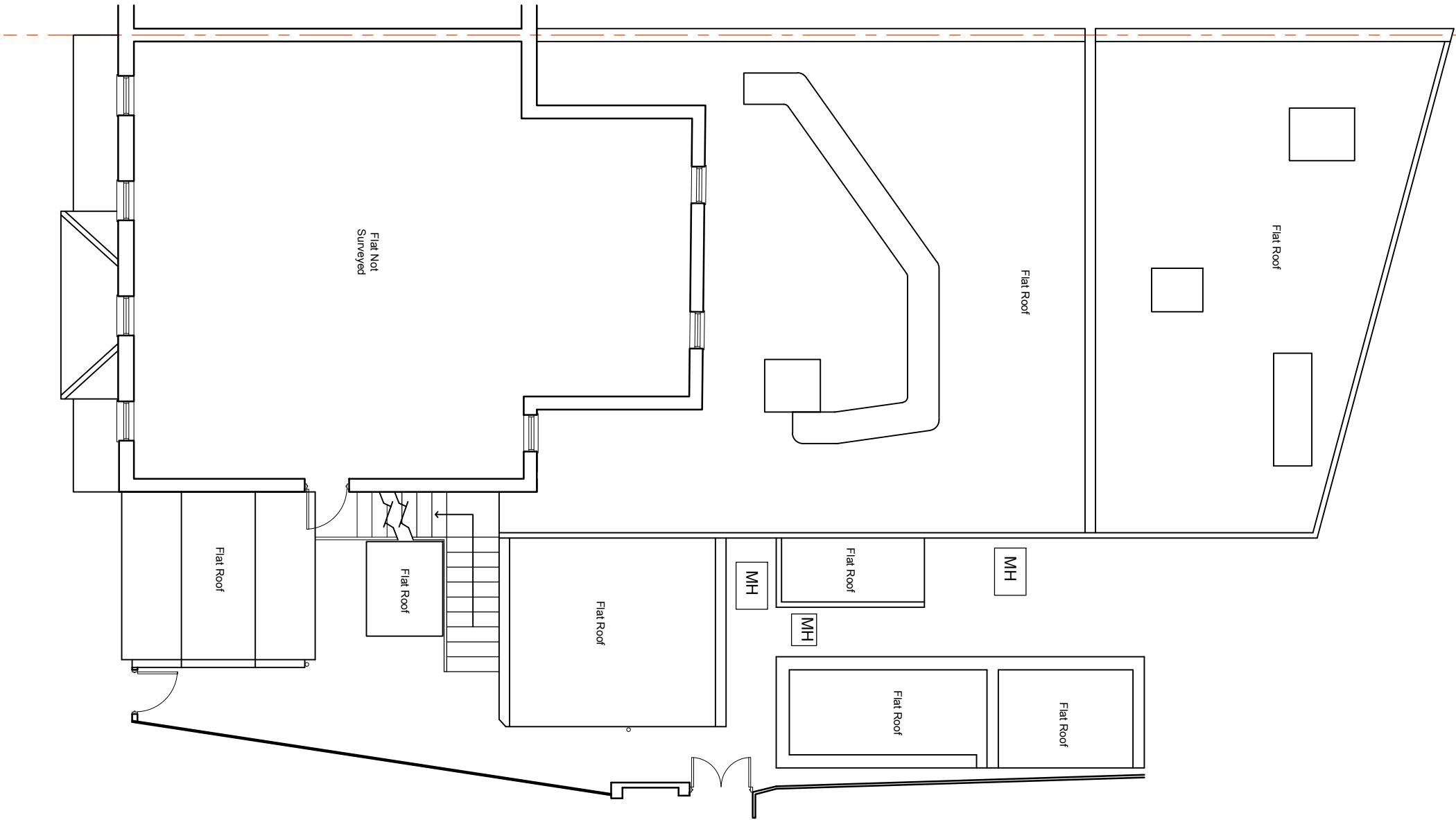
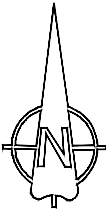
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Existing First Floor Plan

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project	36-38 Station Lane Hornchurch Essex RM12 6NB		
title	Existing First Floor Plan		
scale	1:100 @ A3	dwn	MA
date	3rd June 2023	chk	
drg no.	1518-110	rev	



Scale: 1:100

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Existing Front Elevation

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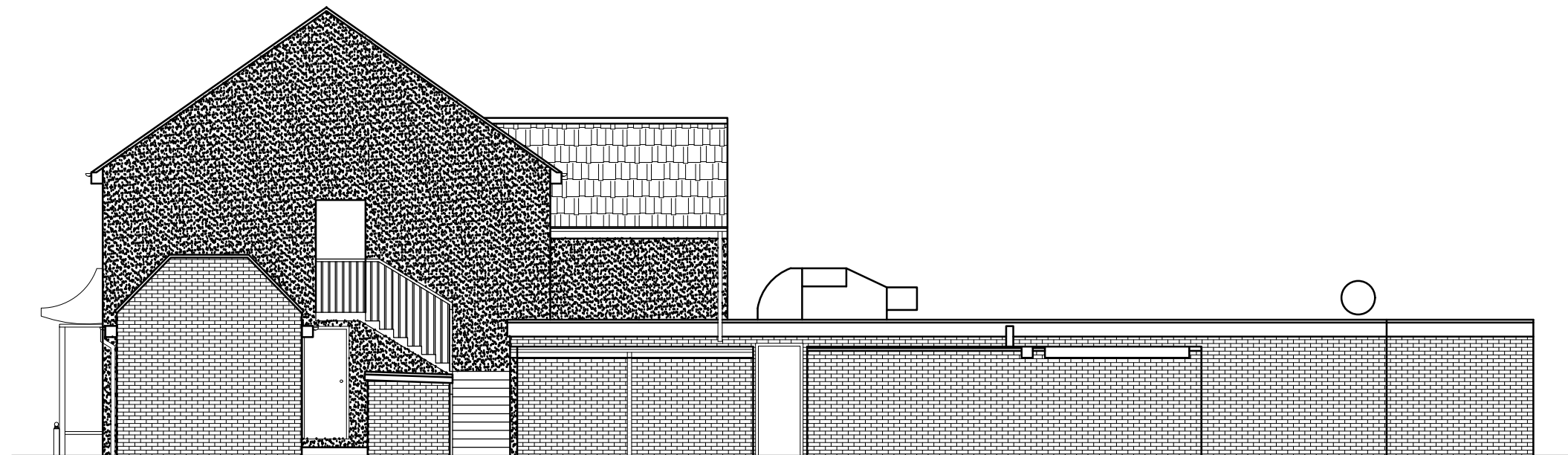
52 Southway, York, YO1 1JJ
T: 0204 537 37 11 M: 07956 296 076 E: info@i-arch.co.uk
W: www.i-arch.co.uk

project 36-38 Station Lane Hornchurch Essex RM12 6NB	
title Existing Front Elevation	
scale 1:100 @ A3	dwn MA
date 3rd June 2023	chk
drg no. 1518-200	rev

Scale: 1:100

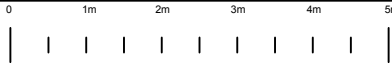
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Existing Side Elevation

drg no. 1518-210	rev
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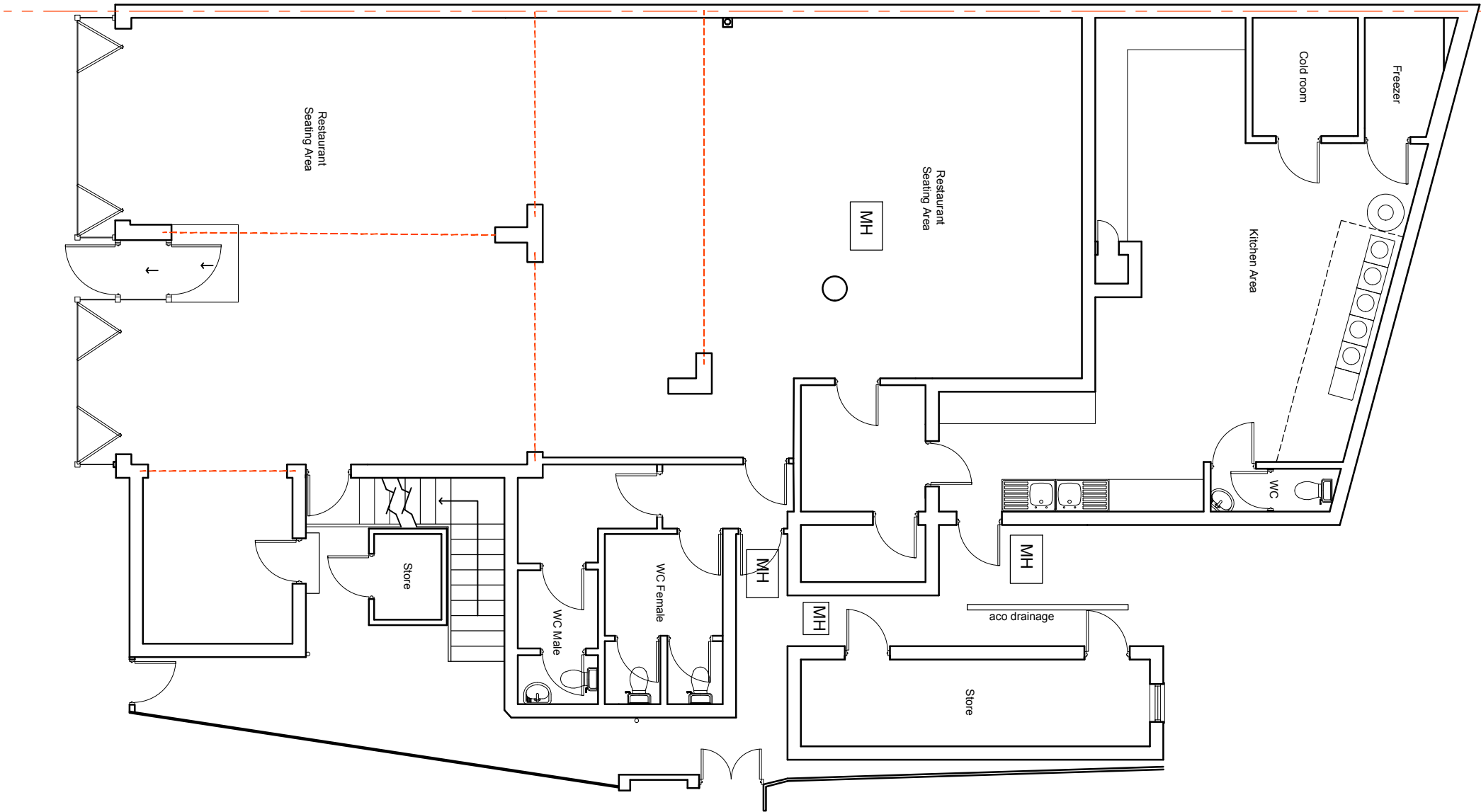
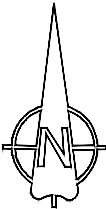
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Proposed Ground Floor Plan

Full site boundaries (510m²)

Proposed new walls

Existing walls

Walls to be removed

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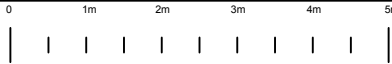
W: www.i-arch.co.uk

project
36-38 Station Lane
Hornchurch Essex RM12 6NB

title
Proposed Ground Floor Plan

scale 1:100 @ A3	dwn MA
date 3rd June 2023	chk

drg no. 1518-500	rev
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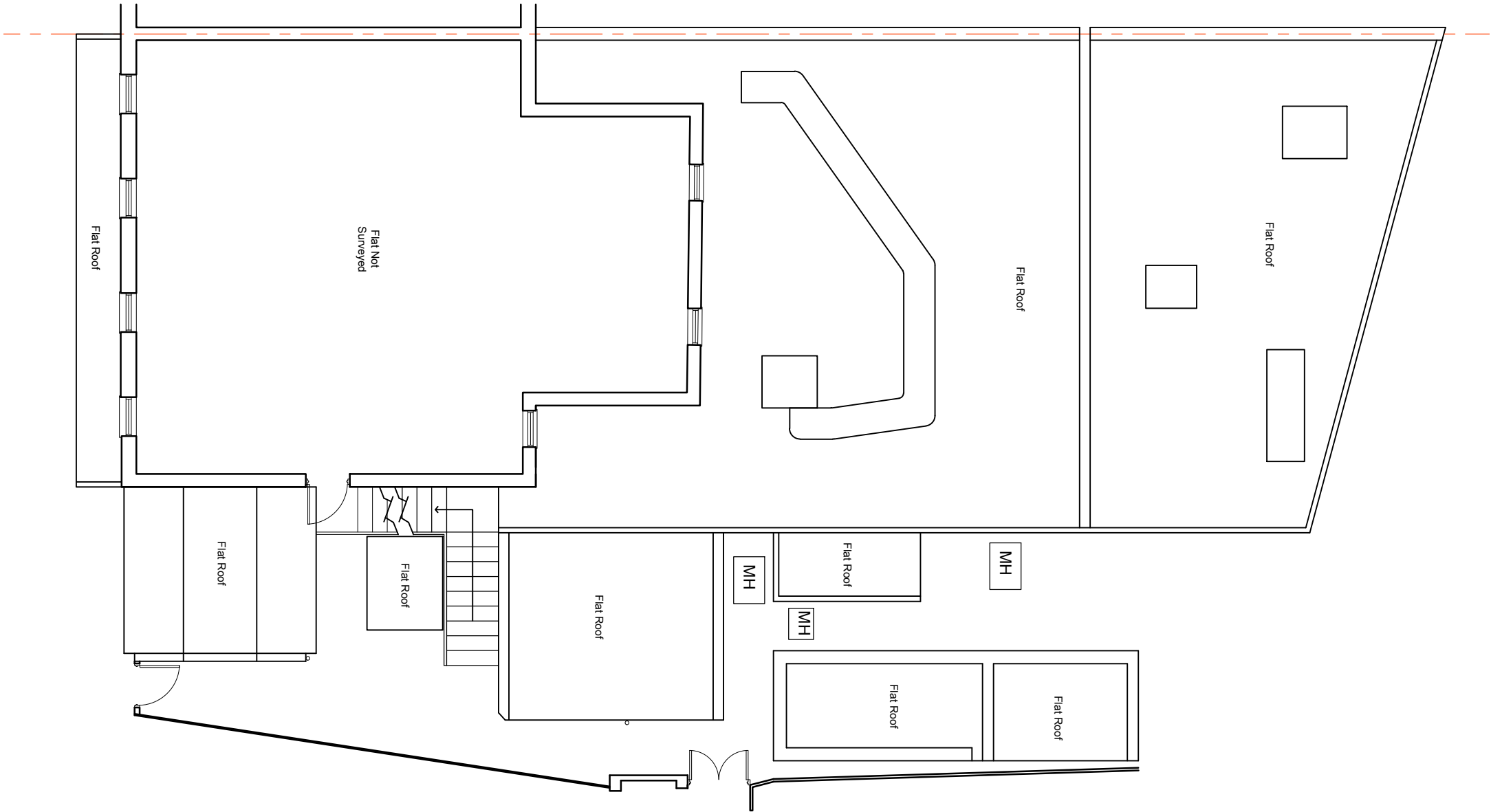
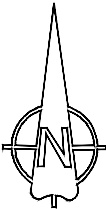
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Existing First Floor Plan

Full site boundaries (510m²)

Proposed new walls

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Walls to be removed

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project
36-38 Station Lane
Hornchurch Essex RM12 6NB

title
Proposed First Floor Plan

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Proposed Front Elevation

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project
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Hornchurch Essex RM12 6NB

title
Proposed Front Elevation

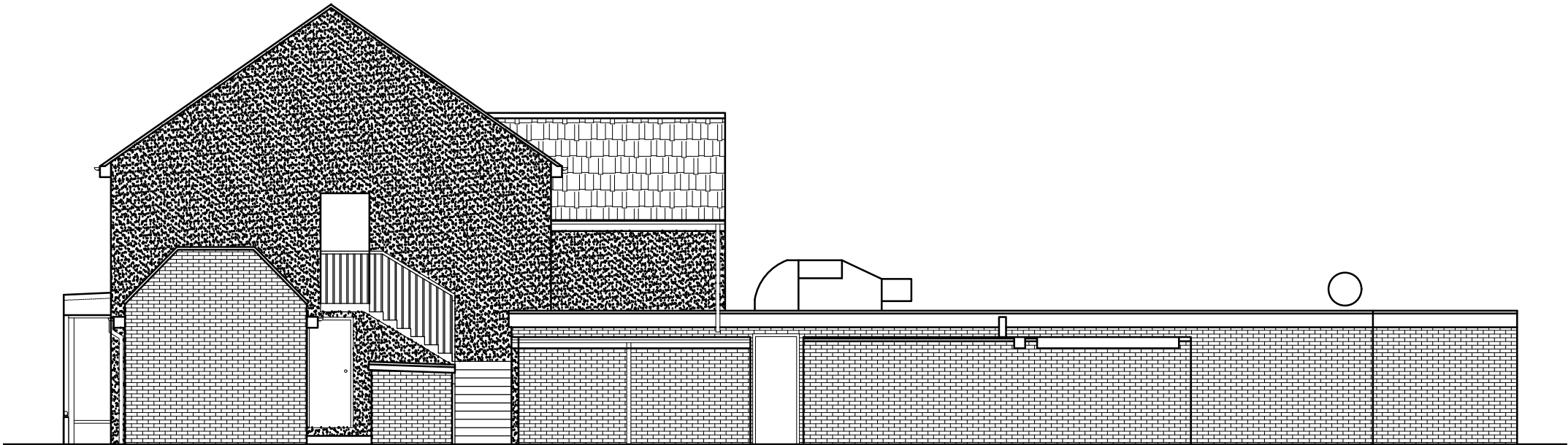
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Scale: 1:100

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Proposed Side Elevation

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project
36-38 Station Lane
Hornchurch Essex RM12 6NB

title
Proposed Side Elevation

scale 1:100 @ A3	dwn MA
date 3rd June 2023	chk

drg no. 1518-610	rev
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