46-48 WHALEBONE LANE SOUTH, DAGENHAM, ESSEX, RM8 1BB

CLARKE HILLYER
EST 1885

INCORPORATING...
brian dadd commercial

FOR SALE

£875,000

- Freehold Investment
- Comprising 2 shops & 2 flats
- Includes rear yard & parking
- Current income equates to £53,340 per annum
- Development potential (STPP)
- Corner property

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Location
Situated on Whalebone Lane South in Dagenham, Essex. Whalebone Lane South is home to predominantly independent local businesses, although there is a Lidl supermarket opposite the property and Iceland further along the road. The closest train station is Chadwell Heath (Elizabeth Line) and the area is served by local buses.

Description
Comprising 2 ground floor shops, one of which has traded as a cafe for many years, the other has traded as a supermarket for many years. Above the shops are 2 self-contained 2 x bedroom flats. At the rear of the premises is a yard which is accessed via a service road and can be used for parking. The premises may be suitable for redevelopment (subject to gaining the necessary consents) and are more particularly described as follows:
46 Whalebone Lane: Sales area: 510 sq ft (47.4 sq m); Store: 122 sq ft (11.3 sq m); w/c.
46a Whalebone Lane: utility room, 2 bedrooms; living room; kitchen & bathroom/w/c.
48 Whalebone Lane: Sales area: 487 sq ft (45.2 sq m); Kitchen: 118 sq ft (11 sq m); Store 1: 92 sq ft (8.5 sq m); Store 2: 12 sq ft (1.1 sq m).
48a Whalebone Lane: 2 bedrooms; living room; kitchen & bathroom/w/c.
Rear yard/parking.
All measurements quoted are approximate only.

Tenancies
46 Whalebone Lane: currently let on a full repairing and insuring lease for £12,000 per annum.
46a Whalebone Lane: currently let on a periodic tenancy equating to £12,300 per annum. The tenant has recently served notice to end the agreement as at 31 October 2026.
48 Whalebone Lane: currently let on a full repairing and insuring lease for £12,240 per annum.
48a Whalebone Lane: currently let on a periodic tenancy for £16,800 per annum.

Terms
The freehold is available, subject to the existing tenancies, for £875,000.

Business Rates
The London Borough of Baking and Dagenham have informed us of the following:

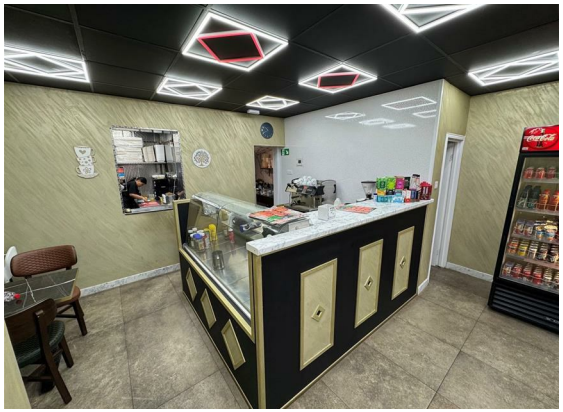
46 Whalebone Lane: 2026 Rateable Value: £11,750
48 Whalebone Lane: 2026 Rateable Value: £12,000

Interested parties are advised to contact the Local Authority to confirm current rate liability.

Council Tax
46a Whalebone Lane is within Band B.
48a Whalebone Lane is within Band A.

Viewings
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC
The premises have the following Energy Performance Certificates: 46 Whalebone Lane: C; 46a Whalebone Lane: E; 48 Whalebone Lane: D; 48a Whalebone Lane: D.



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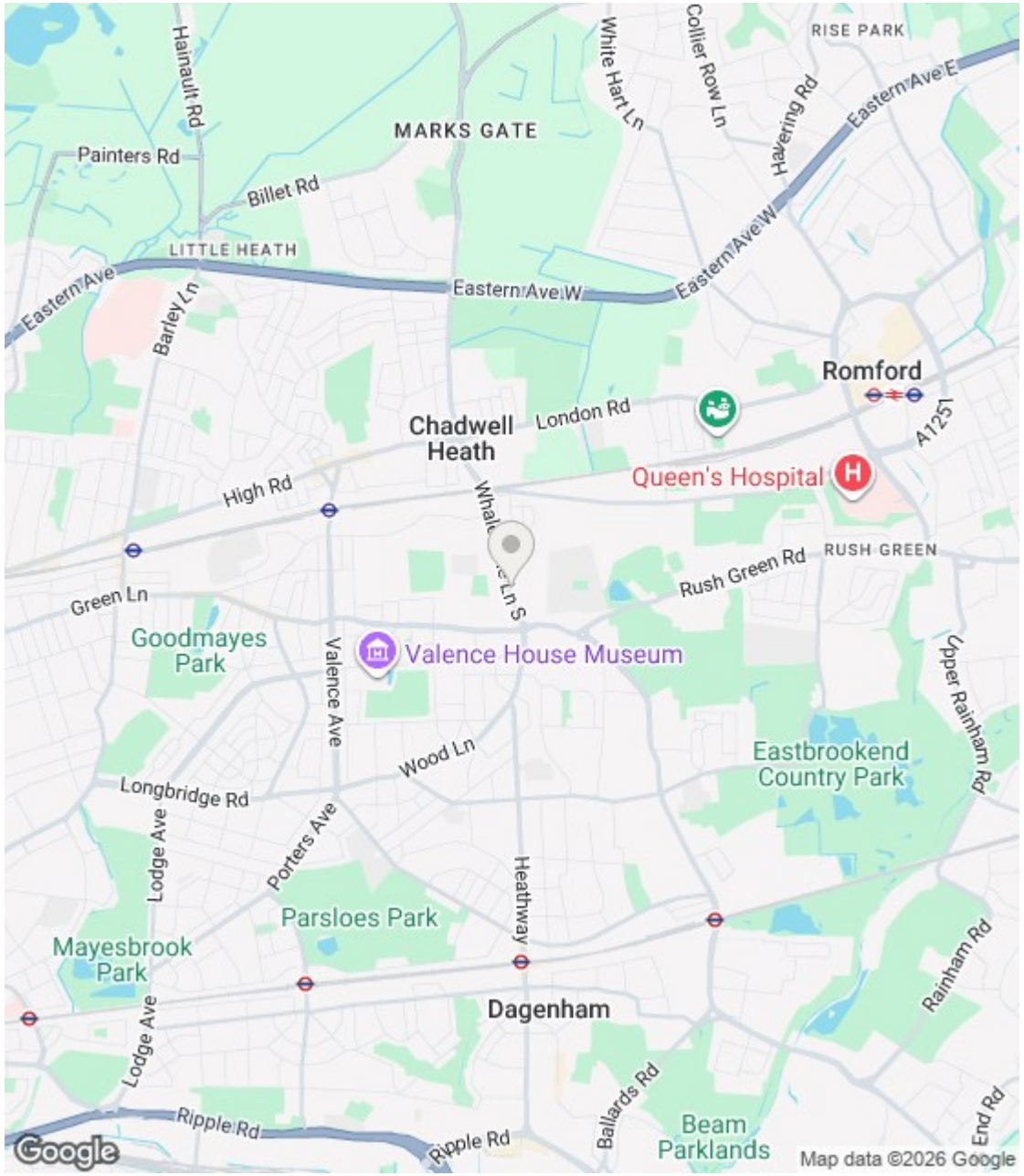

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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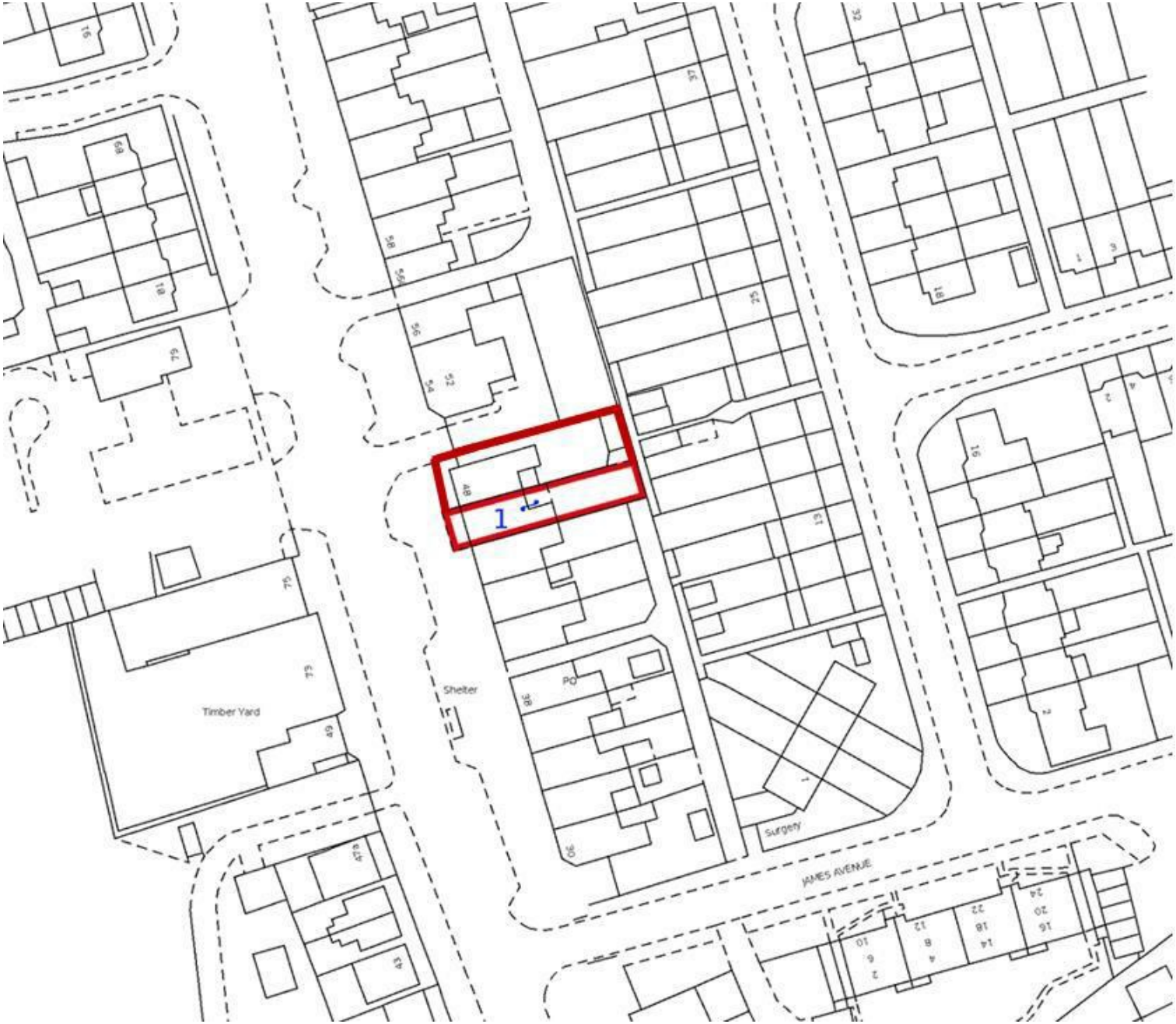

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