

# **FREEHOLD FOR SALE**

207 ARDLEIGH GREEN ROAD, HORNCHURCH, RM11

**PROMINENT PREMISES COMPRISING OF A ONE  
BEDROOM FLAT, WORKSHOP AND RETAIL UNIT**

*Awaiting Photograph*

Price is £595,000

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## **LOCATION:**

The property is situated on the corner of Ardleigh Green Road and Helen Road. It is a prominent unit located on a thriving secondary retail parade.

Transport links are excellent with both the A12 and A127 within short distance providing access to the City of London and the National Road Network.

Hornchurch Town Centre lies approximately three quarters of a mile due south as does Emerson Park (British Rail) and Upminster (District Line) providing access to the Central London.

## **DESCRIPTION:**

The property comprises of an attractive brick built two storey retail, workshop and residential building. The retail unit benefits from a return frontage, with a large workshop situated to the rear of the property, providing good open plan accommodation. Loading is provided at two points to the rear of the property and also on to Helen Road.

The residential element comprises a self-contained large one bedroom, sitting room, kitchen/diner and bathroom. Producing an income of £550PCM. (not inspected)

## **ACCOMODATION:**

The approximate floor areas are follows:

Retail Unit	40.76 sq m	( 439 sq ft)
Ground Floor Workshop	125.04 sq m	(1,346 sq ft)
First Floor Workshop Offices	<u>118.13 sq m</u>	<u>(1,272 sq ft)</u>
Plus One Bedroom Flat		
<b>TOTAL</b>	<b>283.93 sq m</b>	<b>(3,057 sq ft)</b>

## **PRICE:**

**£595,000 exclusive of VAT.**

## **RATES:**

**2005 Rateable Value is £10,500**

## **LEGAL COSTS:**

Each party to be responsible for their own legal costs incurred.

## **VIEWING:**

Strictly by prior arrangement with Sole Agents, Evans & Payne – Contact Will Lawther

## **SUBJECT TO CONTRACT**