



Wingletye Lane, Hornchurch, RM11 3AT

Offers In Excess Of £530,000



****PLANNING FOR EXTENSION APPROVED - GREAT INVESTMENT OPPORTUNITY IN A PRIME LOCATION WITHIN HORNCHURCH, EMERSON PARK - TWO-STOREY MIXED-USE BUILDING OFFERING A GROUND FLOOR COMMERCIAL WITH ACCESS TO A LARGE GARAGE/OUTBUILDING AND PARKING, IN ADDITION TO A FIRST-FLOOR TWO BEDROOM FLAT - POTENTIAL DEVELOPMENT OPPORTUNITY - CHAIN-FREE / VACANT POSSESSION****

(VIRTUAL TOUR AVAILABLE)

OC Commercial would like to offer a fantastic investment opportunity located in the much sought-after Emerson Park area. Ideally located within walking distance from local amenities and public transport links, including Upminster Bridge Underground Station (District Line) and Emerson Park Rail Station. Benefits include a large shopfront on a busy road, an additional rear entrance to the premises, an outbuilding/garage, and parking.

GROUND FLOOR COMMERCIAL UNIT (1188 sqft)

A 668 sqft commercial unit, estimated to generate 18k - 20k p/a, including access to a large 520 sqft outbuilding and garage. There are a further 2 parking spaces at the rear of the property. There is a potential development opportunity (Subject to local authority consent), where the existing outbuilding/garage is located.

FIRST FLOOR TWO BEDROOM FLAT (634 sqft)

Access via a staircase from the rear of the premises. The property comprises a spacious lounge, fitted kitchen, two bedrooms and a three-piece bathroom suite, in addition to a sizeable loft space.

The property also has the added benefit of planning approval for the following;

Change of Use from Sui General ground floor retail unit with first floor flat, to Use Class E as a Bridal Shop, involving ground floor single storey rear extension, and first floor rear extension, and demolition of existing single storey outbuilding and store rooms

<https://development.havering.gov.uk/OcellaWeb/planningDetails?reference=P1524.22&from=planningSearch>

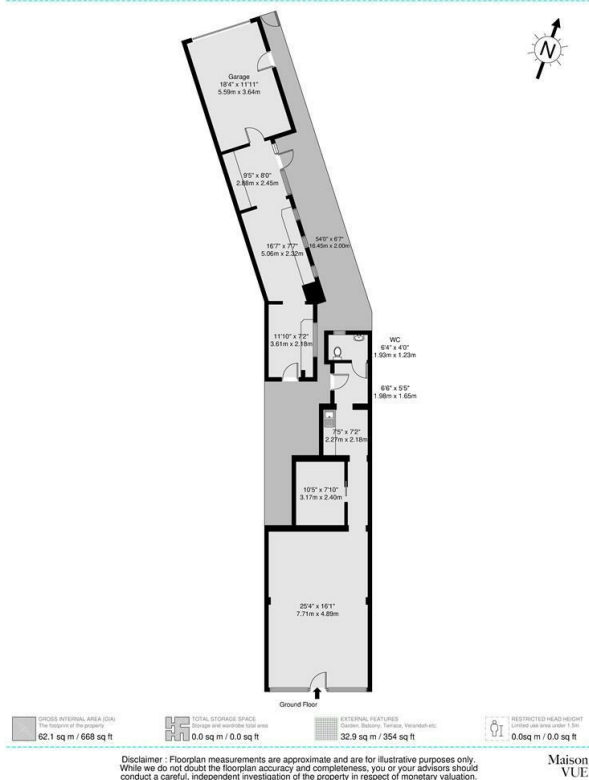
Viewing

Please contact our OC Homes Gidea Park Office on 01708989888

if you wish to arrange a viewing appointment for this property or require further information.

- POTENTIAL GROSS INCOME IN THE REG
- GREAT INVESTMENT OPPORTUNITY IN EMERSON PARK, HORNCHURCH
- TWO-STOREY MIXED-USE BUILDING
- FIRST FLOOR TWO BEDROOM FLAT (634 sqft)
- GROUND FLOOR COMMERCIAL (1188 sqft)
- PLANNING APPROVE - <https://development.havering.gov.uk/planningSearch?reference=P1524.22&from=planningSearch>
- ALLOCATED PARKING AT REAR
- WALKING DISTANCE TO UPMINSTER BR STATION (DISTRICT LINE)
- WALKING DISTANCE TO EMERSON PARK
- CHAIN-FREE / VACANT POSSESSION





Energy Efficiency Rating

Very energy efficient - lower running costs

92 plus A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G

Current: 66
Potential: 74

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

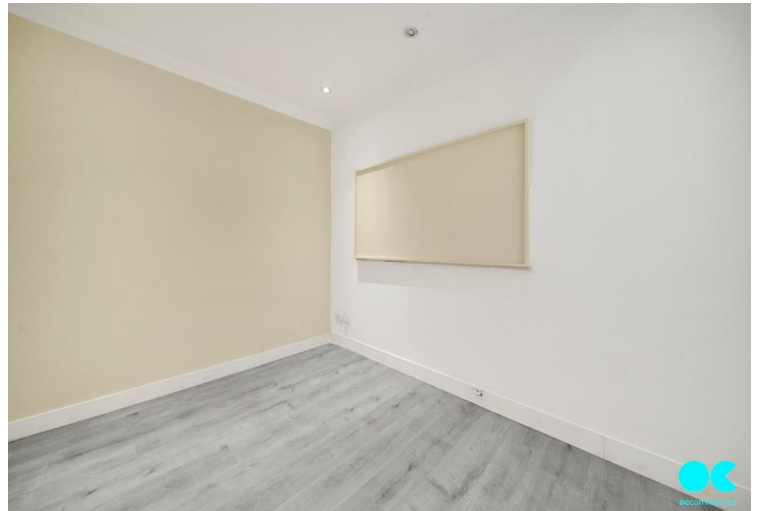
Very environmentally friendly - lower CO₂ emissions

92 plus A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G

Current: 68
Potential: 80

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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