

FOR SALE

Development Opportunity - Workshop/Storage Units with consent

3,843 SqFt (357.01 SqM) on a Site Area of approx. 8,041 SqFt

R/O 81 FRONT LANE,
Upminster, Essex RM14 1XL

*Indicative CGI



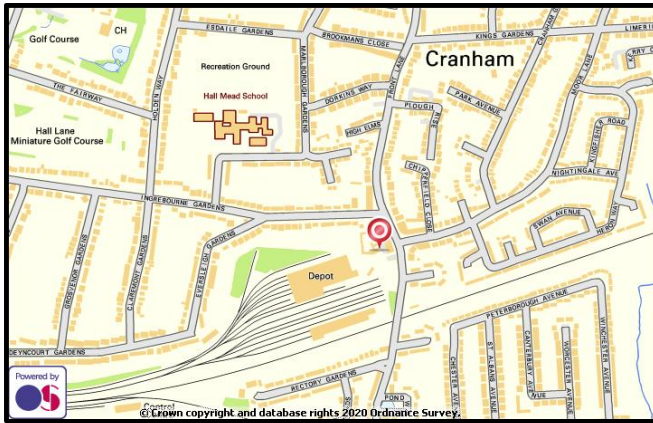
- Planning consent granted for demolition and development of offices with ancillary storage (Application No. P0134.20)
- Existing units provide storage, office & workshop accommodation

- Yard area/parking laid to hardstanding
- Close proximity to local amenities
- Upminster underground train station nearby

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PROPERTY CONSULTANTS

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LOCATION

The property is located to the rear of a parade of shops including several local occupiers. The site is accessed via a shared access road between Tesco Express and The Plough public house. The access road provides vehicular access to the busy road junction of Moor Lane and Front Lane with several occupiers in the vicinity offering a mix of retail, restaurant, take-away and office/service users, including a Tesco Express and William Hill.

DESCRIPTION

The property comprises a regular shaped site with the external areas laid to hardstanding and a continuous terrace of single storey workshop/storage/office units around three sides of the perimeter. The property benefits from planning consent granted for the demolition of the existing buildings and erection of part single storey and part two storey buildings for B1(a) Offices with ancillary storage element (Planning Reference No. P0134.20). Further information can be made available upon request or alternatively can be viewed/downloaded from Havering's planning portal.

ACCOMMODATION

Total Site Area:	8,041 SqFt / 747 SqM
Existing Buildings (GIA):	3,842 SqFt / 357 SqM
<u>Proposed Development (GIA):</u>	
Ground Floor:	4,101 SqFt / 381 SqM
First Floor:	840 SqFt / 78 SqM
Total:	4,941 SqFt / 459 SqM

The above floor areas are approximate and have been provided by our client's architect on a gross internal basis.

PRICE

Offers in Excess of £450,000.

TENURE

The property is available for sale on an unconditional freehold basis with vacant possession.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Further information available on request.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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