



## FULLY LET CLASS E & RESIDENTIAL INVESTMENT - FOR SALE

**Price: £299,000**

4 South End Road  
Rainham  
Greater London  
RM13 7RJ

- Fronting Busy Junction
- Parking to Front
- Rear Loading
- Opposite pay & Display Car Park
- Established Tenant with Multiple Shops

# 4 SOUTH END ROAD, RAINHAM, GREATER LONDON, RM13 7RJ

## Location

The property lies opposite the busy Cherry Tree junction with a Pay and Display Car Park nearby to Tesco Express, KFC, The Dragon Inn, Best Friends Vets and CG Hair Salon. Rainham Station is approximately 1.1 miles away, providing a service to London (Fenchurch Street) in around 25 minutes. Rainham is part of the London Borough of Havering, having a population of c.259,500 (2021).

## The Property

The Property comprises a mid-terrace shop and forecourt with separate external store to the rear and self-contained first floor one bedroom flat above. There is vehicular access to the rear and a small hardstanding area.

The Tenant has undertaken fitting out of the Property including UPVC framed double-glazed frontage with double pedestrian door leading to a reception. Partitioning to form an office and a room used as a Chapel of Rest, with corridor leading to a toilet, kitchen and pedestrian access to the rear. An air-conditioning unit has been fitted and there are wall mounted power and BT points. There is a combination of carpeting and laminate flooring.

The first floor is accessed via an external staircase, comprising bathroom, one-bedroom hallway, lounge, and kitchen. There is access to a loft.

Externally, to the rear, the store is of blockwork construction with pedestrian door beneath a flat roof.

The Property is supplied with mains, water, drainage and electricity.

## Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Shop	560	52.02
Detached store	146	13.56
One-bedroom flat		0
<b>TOTAL</b>	<b>700</b>	<b>65.03</b>

## Terms

Let on a full repairing and insuring lease for 25 years from 30th June 2008 at a passing rent currently achieving £19,750 pax. The lease is inside the Landlord & Tenant Act and subject to an upward only rent review on 1st July 2028.

## Figures

An asking price of £299,000. VAT is not payable.

## Tenant

The tenant is Frank Rivett & Sons Ltd a long-established Funeral Directors currently trading from 10 locations under T, Cribb & Sons Ltd. The tenant has been trading from the property for 16 years.

## Legal Costs

Each party is responsible for the payment of its own costs.

## Energy Performance Certificate (EPC)

In the process of being prepared.

## Business Rates

The Rateable Value of the shop is £8,700 (2023).

## Anti Money Laundering

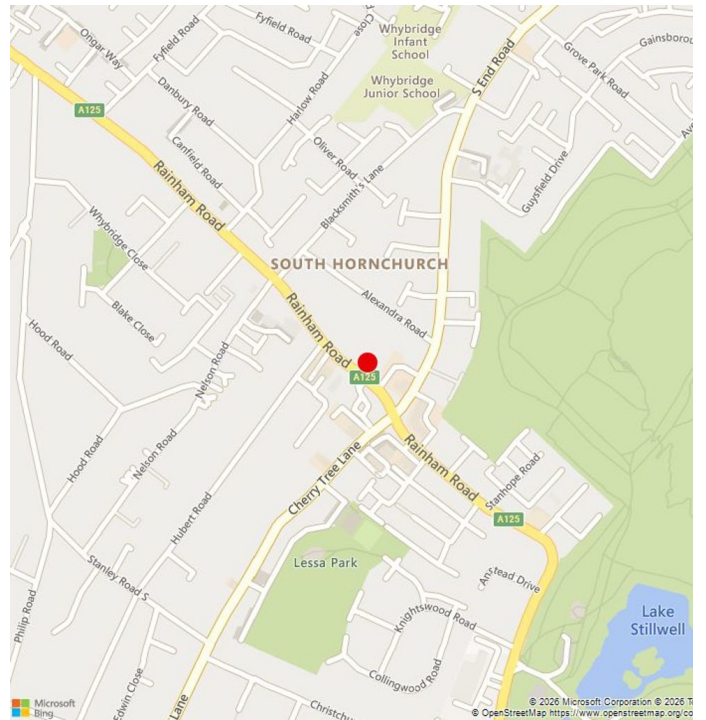
All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence and a recent Utility Bill confirming their current address.

## Agents Note

All figures quoted are exclusive of VAT (if applicable)  
No warranty is given in respect of the current planning use.  
None of the amenities or fixtures and fittings have been tested.

## Enquiries/Viewing

Please contact us on 01708 860696 or email:  
[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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