

Attractive Commercial Investment for Sale

Income-Producing Shop and Basement

FREEHOLD

- Income of £50,000 pax
- Lease for Shop & Basement
- Lease Expires April 2032
- Uppers Sold off
- Development Potential to rear above shop
- Attractive Investment
- Opposite Seven Kings Crossrail station
- Offers in the region of £750,000

*8 Cameron Road, Seven Kings,
Essex IG3 8LA*



Location:

Situated in the residential area of Seven Kings, a suburb in the London Borough of Redbridge. The neighbourhood is primarily residential, featuring a mix of single-family homes and low-rise apartment buildings. The street is lined with well-maintained properties, creating a pleasant community atmosphere.

Nearby, you'll find various local amenities, including shops, schools, and parks, which contribute to the area's family-friendly appeal. The location offers good transportation links, with Seven Kings railway station nearby, providing access to Central London and surrounding areas. The area is also well-served by local bus routes.

Description:

The premises comprise a large ground-floor hardware shop and a large basement used as storage affording the following gross areas -

Ground Floor	2558 sq. ft	237.65 m2
Office	96.87 sq. ft	19 m2
Basement	2760 sq. ft	256.42 m2

Tenant information

20-Year FRI Lease from June 2012, rent reviews every 5 years, expiring 2032.

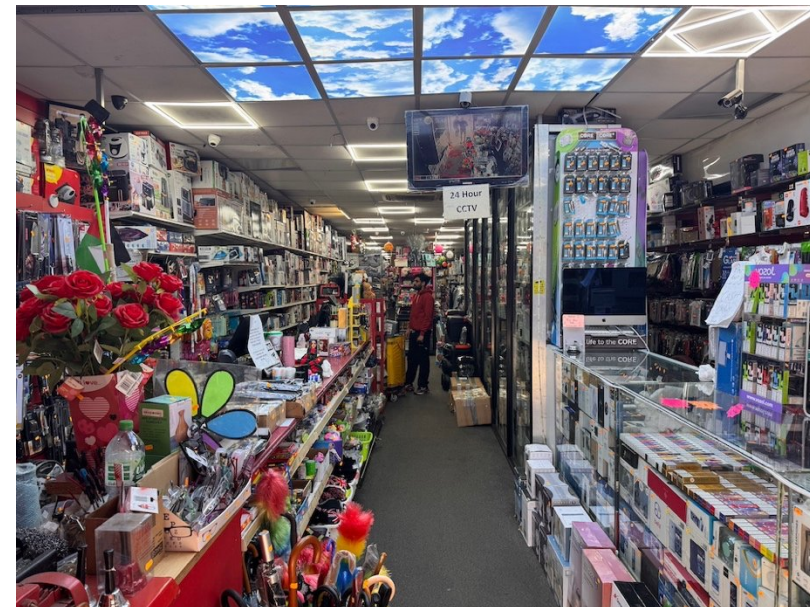
Rent

Rent being received £50,000 pax

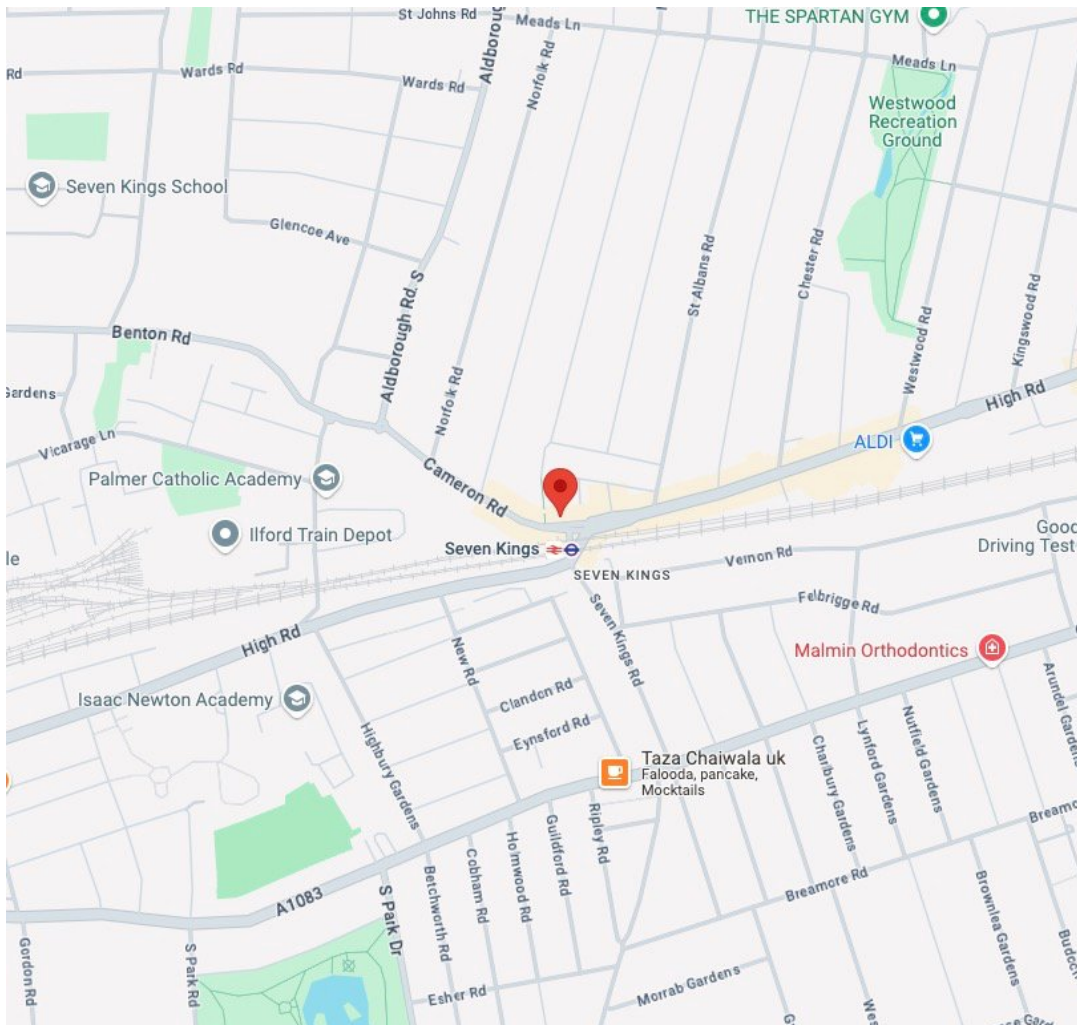
Upper floor flats both sold off on a long lease of 999 years

Tenure: Freehold

Price: Offers are sought in the region of **£800,000, subject to contract.**







Legal Costs:

Each party to pay for their own legal fees

EPC

Available upon Request

Reference & Credit Checks

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant’s references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client’s account until completion.

Viewing strictly by appointment via sole agents

Jason Grant

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