

FULLY FITTED TOWN CENTRE RESTAURANT – FOR SALE OR TO LET**FORMER CHIMICHANGA, 40-44 STATION LANE, HORNCHURCH, GREATER LONDON, RM12 6NB**

- Prominent town centre location.
- Fully fitted restaurant with circa 120 covers.
- Gross internal area approx. 405 sq m (4,358 sq ft).
- Self-contained 3 x bedroom flat to the upper parts.
- May suit alternative uses (subject to obtaining the necessary consents).

FREEHOLD OR LEASEHOLD – Freehold with vacant possession upon completion OR Leasing proposals invited
OFFERS INVITED (VAT may be chargeable in addition)

SUBJECT TO CONTRACT sole selling rights

[LonF559](#)

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Location

The property is located within the London Borough of Havering approximately 24 kilometres (15 miles) east of central London. It Station Lane near its junction of Appleton Way. Nearby national restaurant operators include: Zizzi's, Wildwood, ASK Italian, Prezzo and Nando's. A sizable 'Pay & Display' car park lies to the rear of the property.

Hornchurch Underground Station (District Line) lies circa 700 metres to the south which provides frequent and direct services into the City of London (Monument Station) with a journey time of around 40 minutes.

A location plan is attached.

Description

A two storey terraced property with single storey extension to the rear. There is an external trade space to the front. The upper parts benefit from self-contained access. The accommodation is summarised as follows:-

Ground floor Largely open plan trading area decorated in a contemporary style fitted with a single bar servery. A recessed trade space to the rear with fully fitted commercial kitchen to the rear. A set of customer wc's lie to the side of the trading area. The trading area benefits from good levels of natural daylight afforded to the trade space.

First floor Provides ancillary storage areas for the restaurant and a self-contained flat comprising; three bedrooms, bathroom, kitchen and a lounge.

A ground floor plan showing the former Chimichanga layout is attached.

The approximate gross internal floor areas are calculated to be:-

Ground floor restaurant	286 sq m (3,077 sq ft)
First floor ancillary	40 sq m (430 sq ft)
First floor flat	77sq m (828 sq ft)
Total	403 sq m (4,335 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol between the hours of 12:00 noon until 11:30 pm on Sunday and from 10:00am until 12:00 midnight on Monday to Saturday.

Planning

From informal enquiry of the London Borough of Havering it has been ascertained that the property is neither listed, nor is its situated within a conservation area.

Rating Assessment

The property has a rateable value of £41,750 with effect from 1st April 2017.

Tenure

Freehold with vacant possession upon completion.

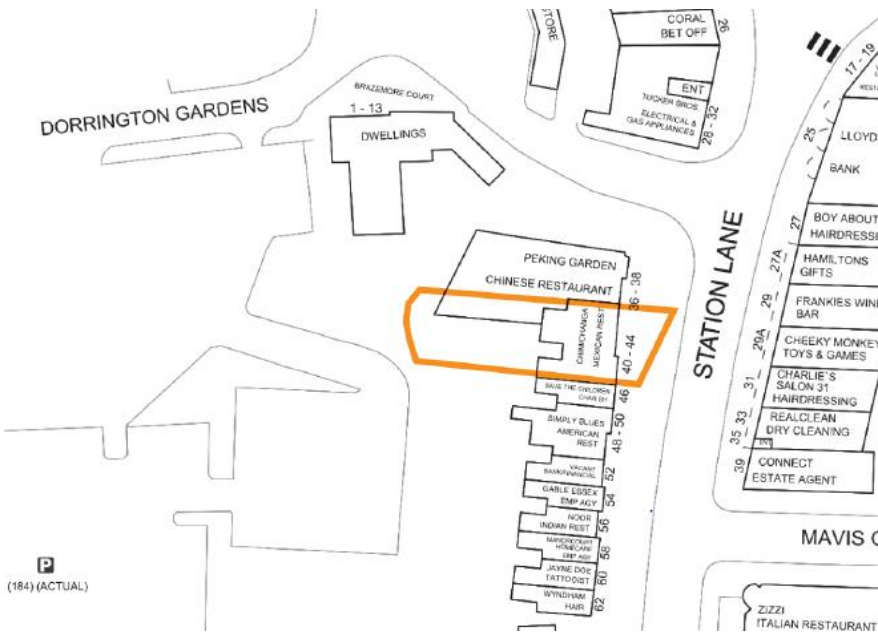
Basis of Sale / Letting

Offers are invited on an unconditional basis for the freehold interest with vacant possession upon completion. The freeholder will also consider letting the property on a new lease. All terms to be negotiated.

Viewings & Further Information

The restaurant is currently closed and prospective purchasers are requested to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.

Site Plan

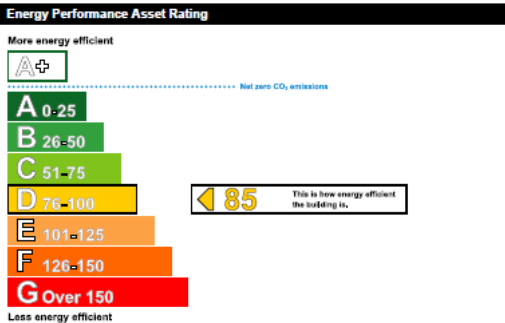


Not to scale - Provided for indicative purposes only.

EPC

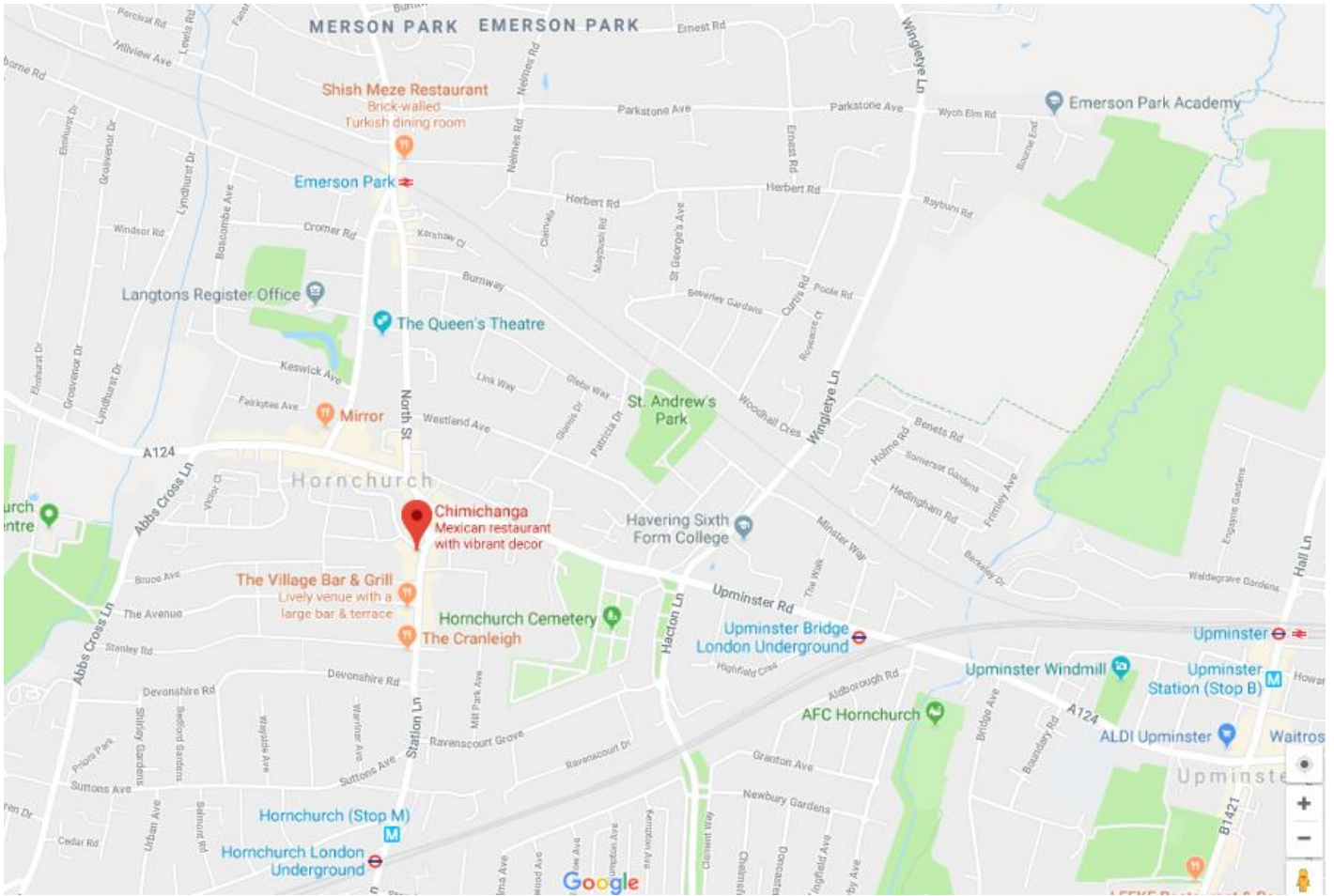
Energy Performance Certificate HM Government
Non-Domestic Building
 40-44 Station Lane
 HORNCHURCH
 RM12 6NB
 Certificate Reference Number:
 0120-0430-8849-5068-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



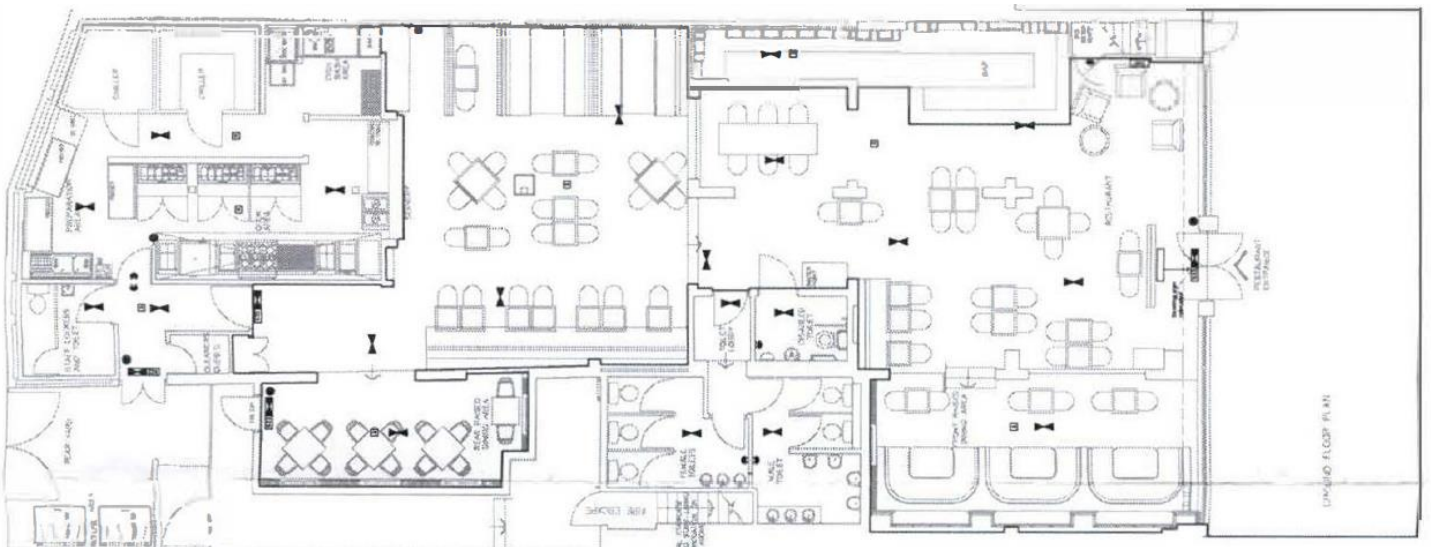
Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Air Conditioning	69	If newly built
Total useful floor area (m ²):	301	116	If typical of the existing stock
Building complexity (MOS level):	3		
Building emission rate (kgCO ₂ /m ² per year):	122.69		
Primary energy use (kWh/m ² per year):	Not available		

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Ground Floor Plan



Not to scale - Provided for indicative purposes only.

Former Chimichanga Ground Floor Layout Plan