

51 Butts Green Road, Emerson Park  
Hornchurch, Essex RM11 2JS

## Freehold Shop Investment & Large 1-Bed Vacant

### Key Highlights

- **Attractive Freehold Investment –**
- Retail + residential income streams
  - Shop let Cafe, lease exp. Dec 2039 at £18,000 pax
  - 1-bed flat – AST - £1350 pcm
  - **Total income - £34,200 pax**
- **Busy Local Parade** – close to Hornchurch Central line.
- **Cash Buyers Invited** – vendor seeks swift sale
- **£495,000**, subject to contract



**Investment Summary**

Freehold building comprising a ground floor café with a self-contained large 1-bedroom flat above (with separate access). The commercial unit has been recently newly fitted out, with the tenant currently completing fit-out/launch preparations and expected to trade imminently.

**Location**

Hornchurch (RM11) is an established East London / Essex border suburb within the London Borough of Havering, supported by a strong surrounding residential catchment and commuter connectivity. The property is positioned on Butts Green Road, serving local day-to-day needs with a mix of nearby retail and service occupiers.

Nearest station: Emerson Park Station – approx. 112m / 2 minutes' walk

Local bus routes provide additional connectivity to Hornchurch Town Centre and Romford.

**Accommodation**

Ground Floor: Café / Coffee Shop (income producing) - 63 m<sup>2</sup> / 678 m<sup>2</sup> plus rear garden.

First Floor: Large 1-bed flat, self-contained, good decorative order - 65 m<sup>2</sup> / 700 sq. ft

Access: Flat benefits from a separate, independent entrance.

**Tenure** - Freehold.

**Tenancies & Income**

Ground Floor (Café): £18,000 per annum - 15-year FRI lease from 1 August 2024

Tenant fitting out; expected to trade imminently

Upper Floor (1-bed Flat): £1,350 pcm (£16,200 per annum)

Self-contained; separate access - Total Passing Income: £34,200 per annum

**Price**

Guide Price: **£495,000 s.t.c**

Off market / confidential offering

*(Gross initial yield approx. 6.9% at guide price, before purchaser's costs.)*

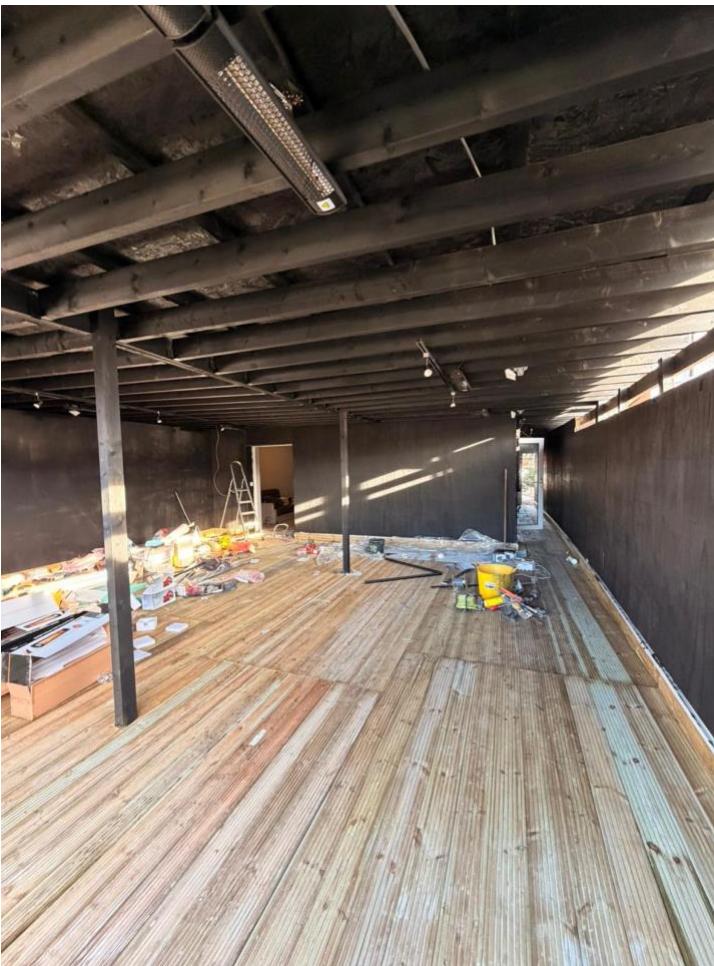
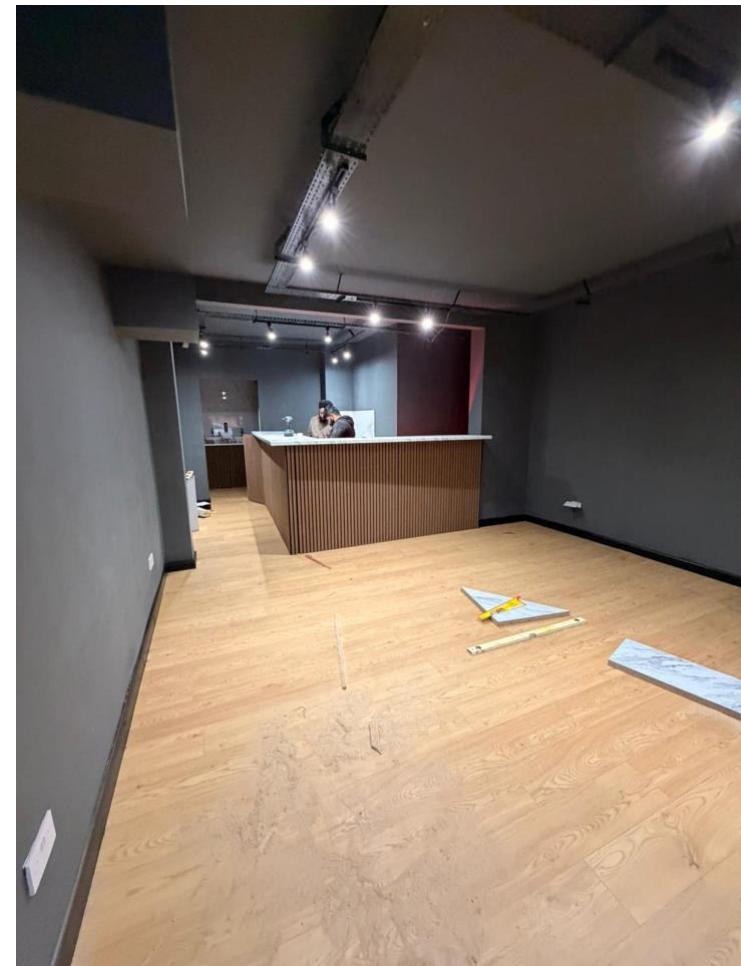
**EPC**

EPCs available (both attached).

**Important Notice**

These particulars are provided as a general guide only and do not constitute any part of an offer or contract. All statements are believed to be correct, but their accuracy is not guaranteed. Interested parties must satisfy themselves by inspection or otherwise. Subject to Contract.

Photos taken during fit out in Nov 2025, now completed!



**Photos taken before letting and has now been redecorated**



## Energy performance certificate (EPC)

51 Butts Green Road HORNCHURCH RM11 2JS	Energy rating <b>C</b>	Valid until: <b>9 November 2033</b>
		Certificate number: 0365-8247-0723-2963-7062

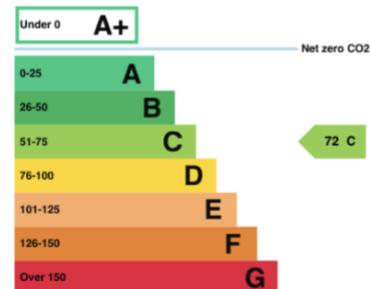
Property type	Retail/Financial and Professional Services
Total floor area	63 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



## Energy performance certificate (EPC)

51 Butts Green Road HORNCHURCH RM11 2JS	Energy rating <b>E</b>	Valid until: <b>18 May 2032</b>
		Certificate number: 7119-4162-2002-0395-2406

Property type	Top-floor maisonette
Total floor area	65 square metres

## Rules on letting this property

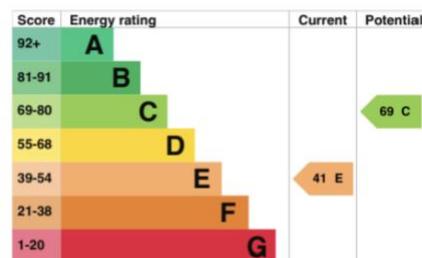
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

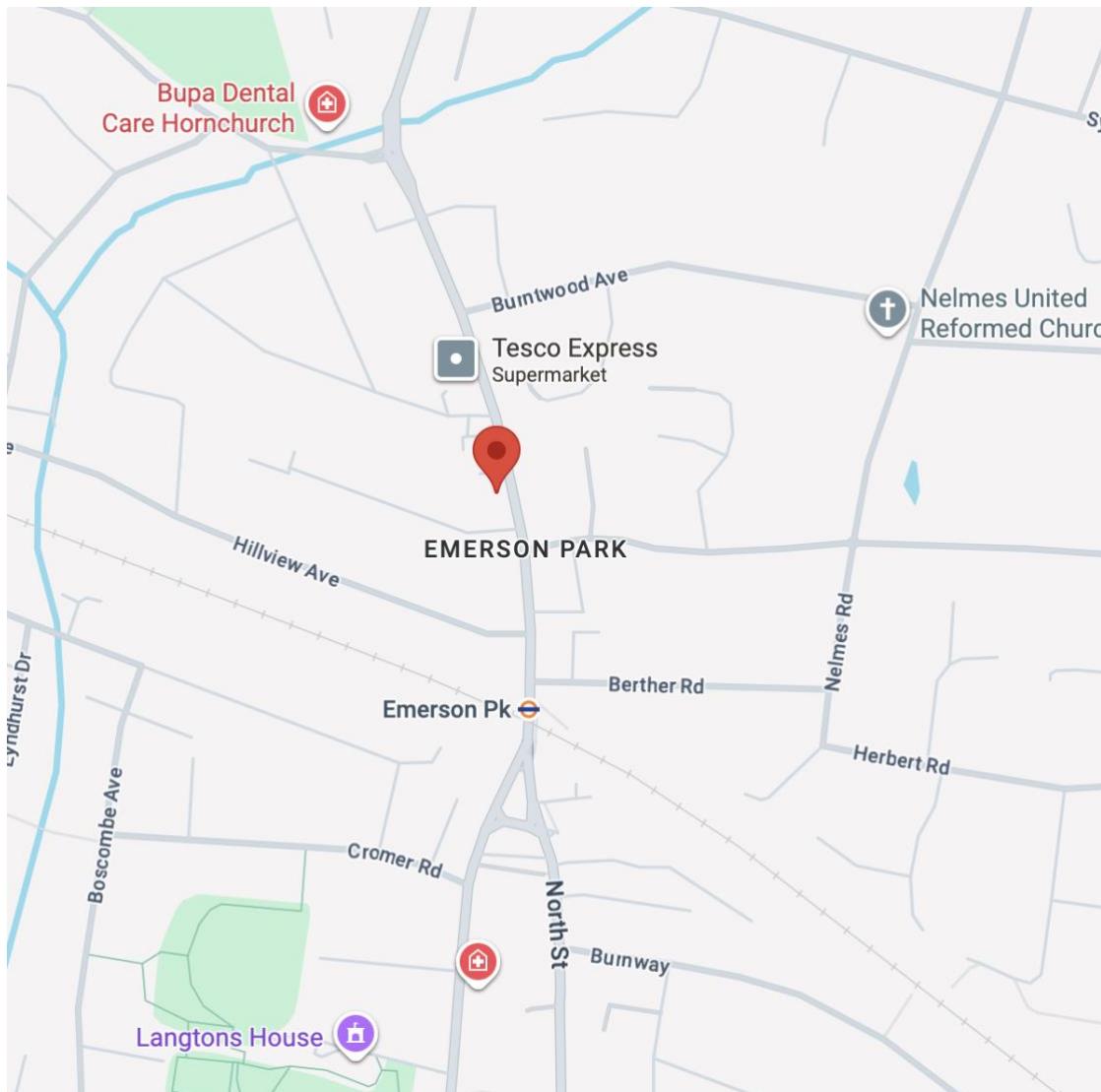


The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as to the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, its Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.

**VAT:**

The property is not elected for VAT

**Legal Costs:**

Each party to pay for their own legal fees

**Anti-Money Laundering**

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. 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

020 8506 9900

020 8506 9905

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)