

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



Photo Taken during Fit out in Nov 25 new signage has been installed for the café' / coffee shop business

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 m2 / 678 m2 plus rear garden.

First Floor: Large 1-bed flat, self-contained, good decorative order - 65 m2 / 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.)

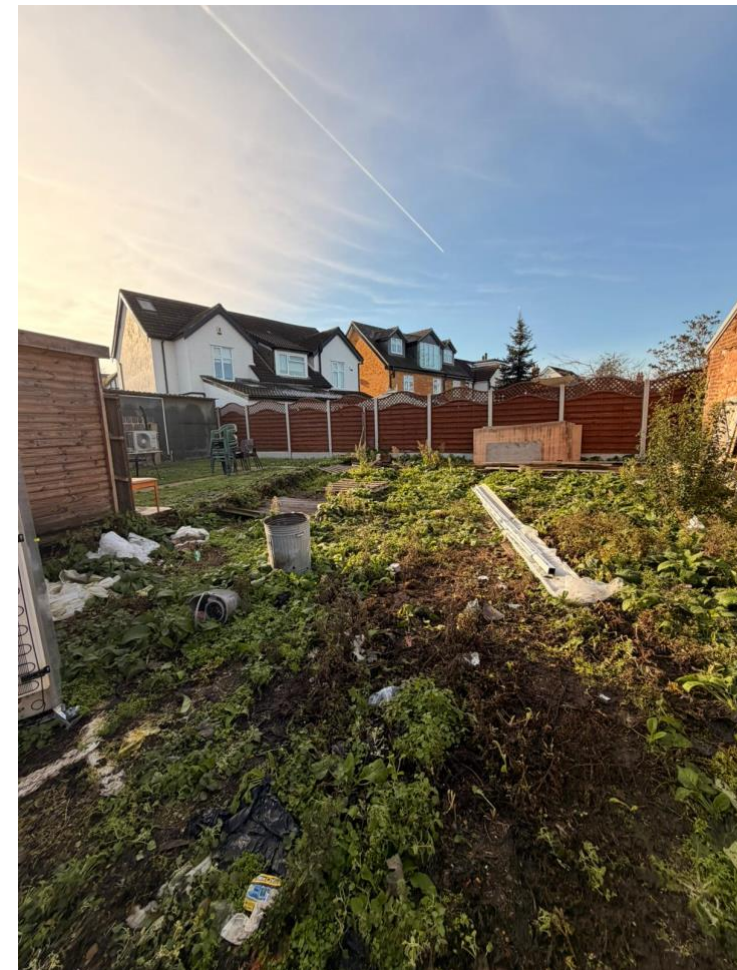
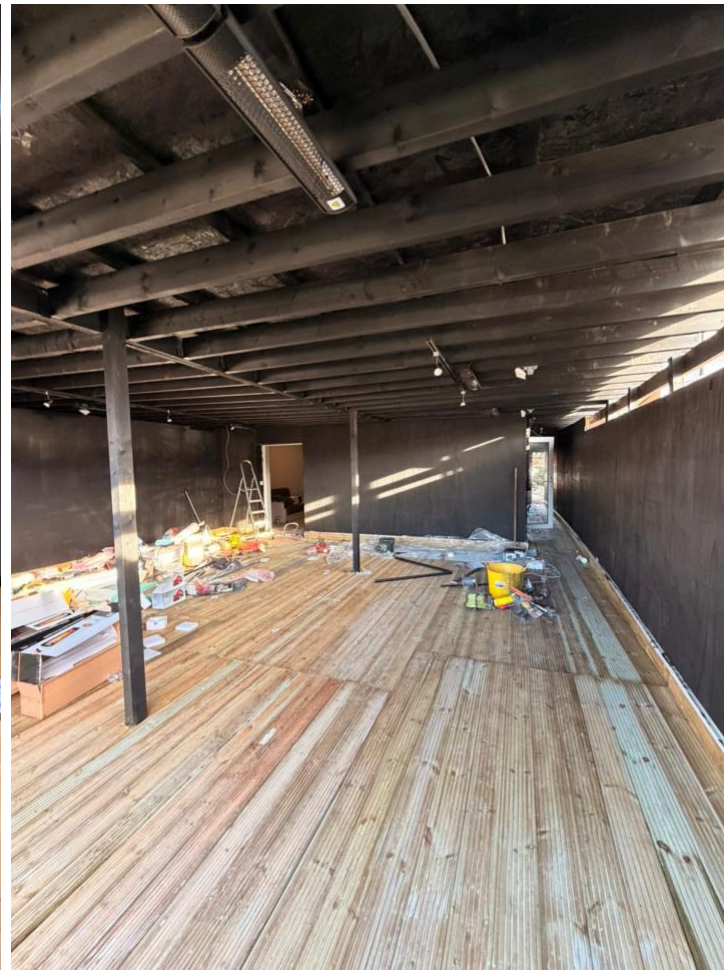
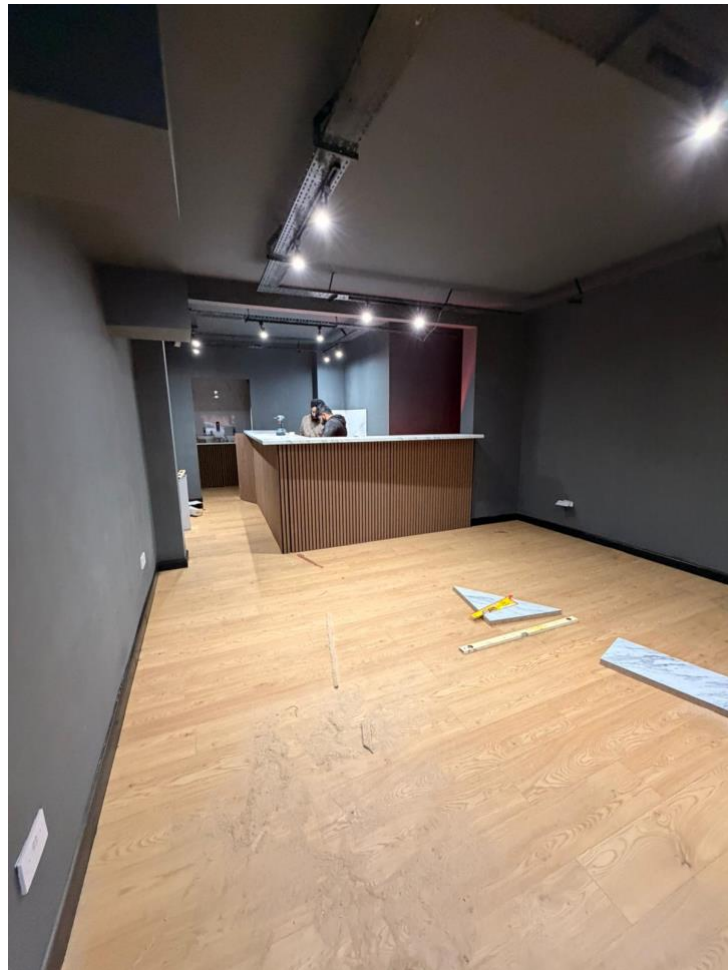
EPC

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 HORNBURCH RM11 2JS	Energy rating	Valid until:	9 November 2033
	C	Certificate number:	0365-8247-0723-2963-7062

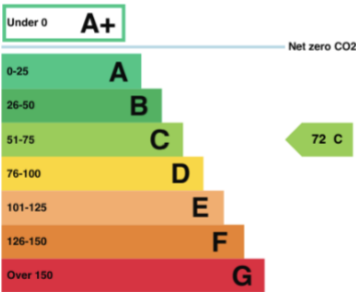
Property type	Retail/Financial and Professional Services
Total floor area	63 square metres

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	7 A
If typical of the existing stock	29 B

Energy performance certificate (EPC)

51 Butts Green Road HORNBURCH RM11 2JS	Energy rating	Valid until:	18 May 2032
	E	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.](#)

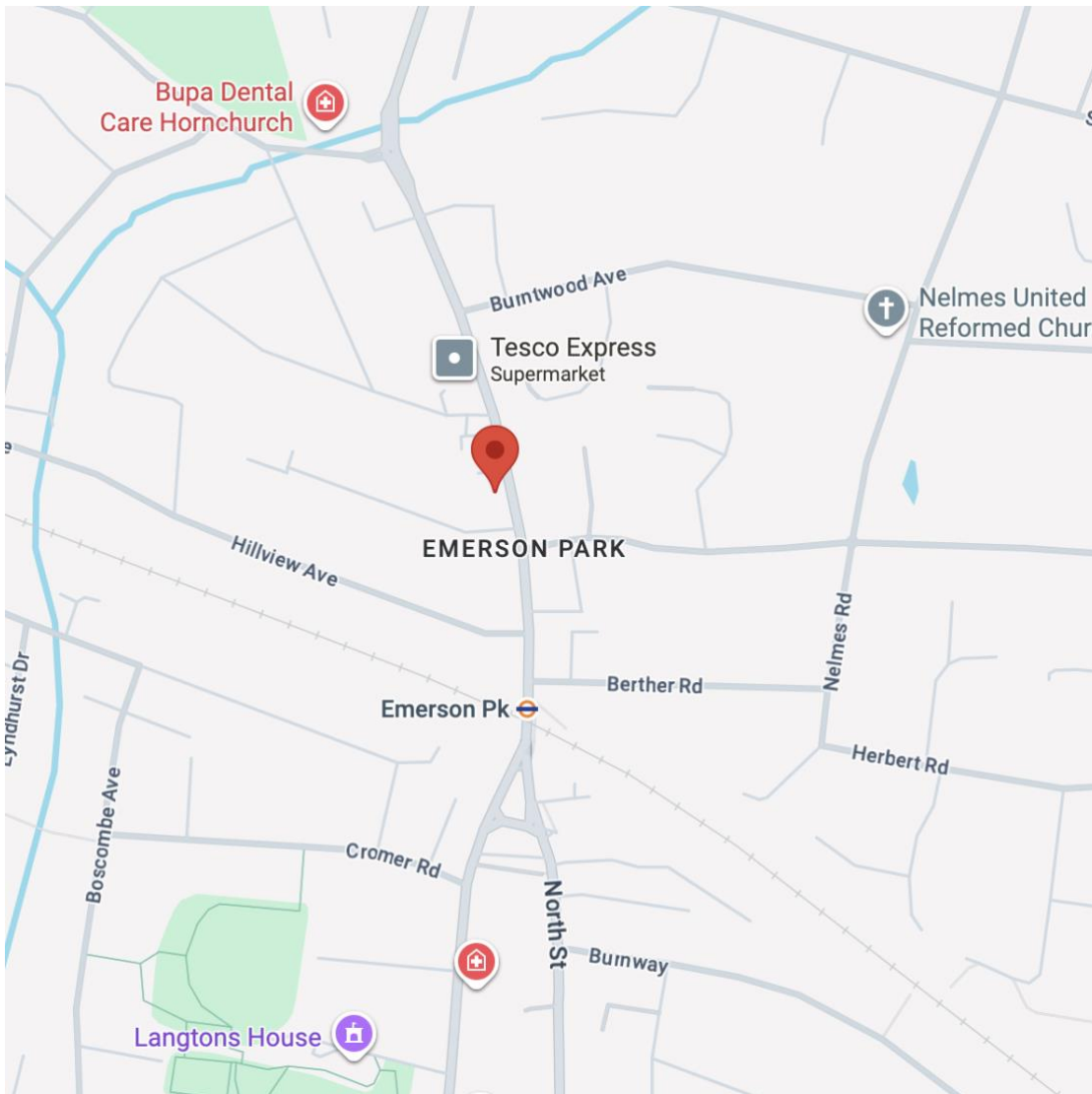
The graph shows this property's current and potential energy rating.

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



**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

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