

165/165A ST MARY'S LANE, UPMINSTER, ESSEX, RM14 3BL

FOR SALE FREEHOLD - MIXED USE INVESTMENT OPPORTUNITY PRODUCING £38,900 P.A.
990 sq.ft (91.97 m²)



Location

The property is situated on a busy parade adjacent to Upminster town centre and within a short distance of the District Line/C2C station. The property is close to Waitrose supermarket and neighbouring commercial occupiers include Roomes Department Store, Costa Coffee, Greggs and independent restaurants as well as a range of estate agents, hair and beauty salons and general retailers.

Accommodation

The property comprises a ground floor commercial/retail unit and various treatment rooms to the rear. There is a large two bedroom residential flat situated over the first and second floors.

Terms

The ground floor is let to a Chinese Treatment/Herbalist on a 6 year lease from 2023 at £23,000pa (rising to £24,000pa after 3 years).

The flat is currently let on an Assured Shorthold Tenancy to long term tenants at a rent of £1,325 per calendar month.

Price

£629,950 for the freehold interest. Subject to Contract.

Planning & Use

The ground floor use falls within Class E of the Use Classes Order.

Rates

Shop and Premises	£15,250
UBR (2023/2024)	0.499

Energy Performance Asset Rating

E 101-125 119 This is how energy efficient this building is.

Legal Costs

Each party to pay their own legal costs. The purchaser will be required to provide an undertaking prior to issue of draft legal documents to pay the lessor's and Mass & Co's abortive costs should they withdraw.

VAT

Not applicable

Viewing & Further Information

Strictly by prior arrangement with Mass & Co - Graham Green on 01277 201300 or graham@massandco.com

Energy performance certificate (EPC)

165 St Marys Lane UPMINSTER RM14 3BL	Energy rating E	Valid until: 28 February 2034
		Certificate number: 4838-0671-5513-1369-9492

Property type Retail/Financial and Professional Services

Total floor area 103 square metres

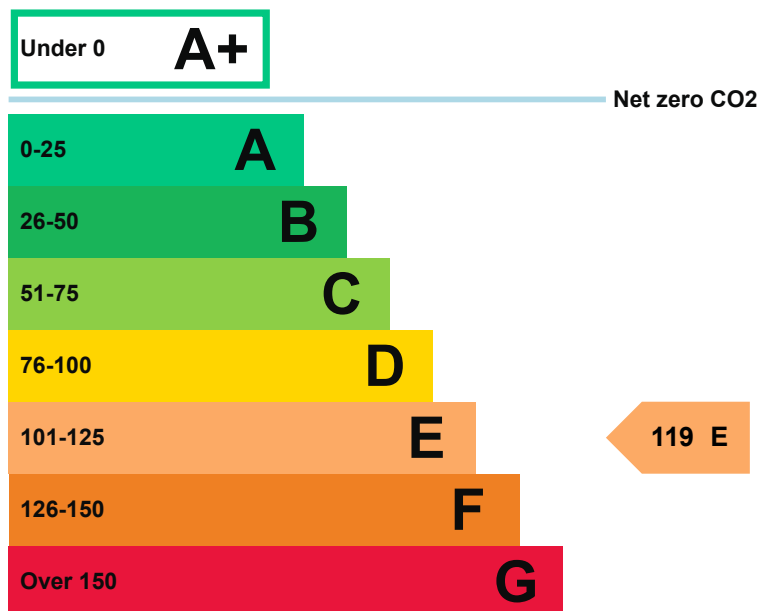
Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E.



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

26 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	27.7
Primary energy use (kWh/m ² per year)	294

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(https://find-energy-certificate.service.gov.uk/energy-certificate/5873-3295-1712-6114-6896\)](https://find-energy-certificate.service.gov.uk/energy-certificate/5873-3295-1712-6114-6896).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Seymour
Telephone	07983552067
Email	info@shieldenergyassessment.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025115
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Shield Energy Assessment
Employer address	271 Malkin Drive, Harlow, Essex, CM17 9HQ

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 February 2024
Date of certificate	29 February 2024

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(https://find-energy-certificate.service.gov.uk/help\)](https://find-energy-certificate.service.gov.uk/help)

[Accessibility \(https://find-energy-certificate.service.gov.uk/accessibility-statement\)](https://find-energy-certificate.service.gov.uk/accessibility-statement)

[Cookies \(https://find-energy-certificate.service.gov.uk/cookies\)](https://find-energy-certificate.service.gov.uk/cookies) [Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(https://find-energy-certificate.service.gov.uk/service-performance\)](https://find-energy-certificate.service.gov.uk/service-performance)

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