**FOR SALE**

# Lock-up Shop
# with planning for 2x 1-bed flat

962 sq. ft. (89 m²)

## 65 STATION ROAD,

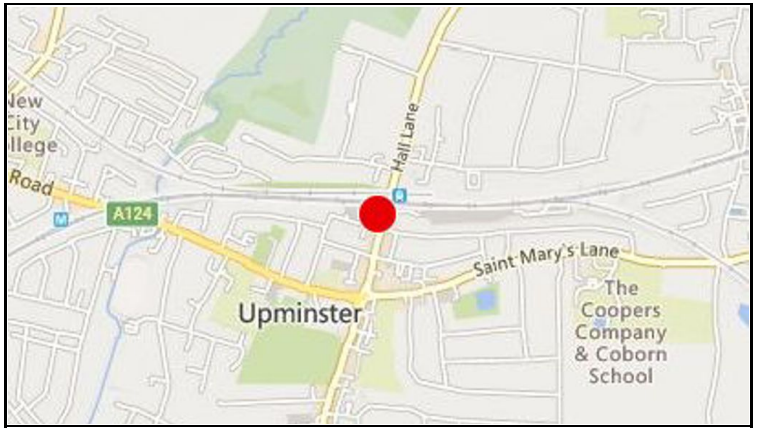
Upminster, RM14 2SU




- Opposite Upminster station
- First Floor ancillary office
- Prominent position with high pedestrian footfall
- Air-conditioning (untested) and LED lighting
- Planning permission for 2x 1-bedroom flats

KEMSLEY LLP
PROPERTY CONSULTANTS
01708 766733
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**Kemsley LLP** CEME, Marsh Way, Rainham, RM13 8EU








## LOCATION

The property is in a prominent position on Station Road, within an established retail parade. Situated directly opposite Upminster station, the property benefits from high levels of pedestrian footfall and excellent public transport. Upminster station provides c2c services to London Fenchurch Street and London Underground District Line services to Westminster. The property further benefits from convenient access to the A127, A12 and M25 (Junction 29).

## DESCRIPTION

The property comprises a prominent ground floor retail unit with ancillary first floor accommodation, currently fitted as a hair and beauty salon. The ground floor provides predominantly open plan sales accommodation benefiting from a fully glazed frontage, air conditioning (untested) and LED lighting. The first floor provides ancillary accommodation for office, storage or staff welfare. Access to the first floor is accessed externally to the rear.

## ACCOMMODATION

| | |
|---|---|
| Ground Floor: | 655 sq. ft. (61 m²) |
| First Floor: | 307 sq. ft. (29 m²) |
| **Total:** | **962 sq. ft. (89 m²)** |

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

The property is available on a freehold basis with vacant possession.

## PLANNING

The property has planning consent granted by The London Borough of Havering (Ref: P1026.25) dated 9 October 2026 for the "Demolition of the existing first floor, office space, and replacement with two new 1 bedroom apartments".

Further details on application or via Havering Council - 01708 434343 / www.havering.gov.uk.

## PRICE

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of the London borough of Havering.

## EPC

An EPC has been commissioned.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

## CONTACT

Strictly by appointment via sole agents:

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