

USP.

10-12 South End Road,
Rainham, RM13 7XH

Vacant Possession Freehold Interest For Sale

3,531 SQ FT

Available immediately

usp.london
020 3757 7777

Accommodation

Floor	Availability	Area (sq ft)
Ground Floor Commercial	Available	2,162
1st Floor Flat (10 Southend Road)	Available	683
1st Floor Flat (12 Southend Road)	Available	686

Amenities

Vacant Possession	Excellent investment or owner-occupier opportunity
Suitable for a wide range of commercial uses	Fully fitted restaurant on ground floor
2 x 2-bedroom flats on first floor	Freehold
Rear Access	Additional lock up storage/garage







Description

Freehold interest of commercial ground & residential uppers

Presented is an attractive freehold mixed-use property comprising a substantial ground floor commercial unit with two self-contained two-bedroom flats above, situated within an established local parade. The property offers a compelling combination of existing accommodation, alternative use potential (STPP) and long-term income and asset management upside. Formerly a Chinese restaurant for many decades, the ground floor commercial premises comes equipped with HVAC provision and rear external storage.

Neighbouring occupiers include Tesco Express and KFC, amongst various other local food takeaway establishments.

The property occupies a prominent position within a neighbourhood retail parade, serving a well established residential catchment. The surrounding area benefits from consistent local footfall and good connectivity, with access to multiple bus routes and National Rail via the c2c train line going straight into Fenchurch Street.

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Further Information

Freehold interest available for sale

Price
£1,000,000

Service Charge
N/A

Rates
£12,408 PA

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 28/01/2026