

INCORPORATING...

brian **dadd** commercial

FOR SALE

£875,000

- Freehold Investment
- Comprising 2 shops & 2 flats
- Includes rear yard & parking
- Current income equates to £53,340 per annum
- Development potential (STPP)
- Corner property

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

**46-48 WHALEBONE LANE SOUTH, DAGENHAM, ESSEX,
RM8 1BB**



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

Situated on Whalebone Lane South in Dagenham, Essex. Whalebone Lane South is home to predominantly independent local businesses, although there is a Lidl supermarket opposite the property and Iceland further along the road. The closest train station is Chadwell Heath (Elizabeth Line) and the area is served by local buses.

Description

Comprising 2 ground floor shops, one of which has traded as a cafe for many years, the other has traded as a supermarket for many years. Above the shops are 2 self-contained 2 x bedroom flats. At the rear of the premises is a yard which is accessed via a service road and can be used for parking. The premises may be suitable for redevelopment (subject to gaining the necessary consents) and are more particularly described as follows:

46 Whalebone Lane: Sales area: 510 sq ft (47.4 sq m); Store: 122 sq ft (11.3 sq m); w/c.

46a Whalebone Lane: utility room, 2 bedrooms; living room; kitchen & bathroom/w/c.

48 Whalebone Lane: Sales area: 487 sq ft (45.2 sq m); Kitchen: 118 sq ft (11 sq m); Store 1: 92 sq ft (8.5 sq m); Store 2: 12 sq ft (1.1 sq m).

48a Whalebone Lane: 2 bedrooms; living room; kitchen & bathroom/w/c.

Rear yard/parking.

All measurements quoted are approximate only.

Tenancies

46 Whalebone Lane: currently let on a full repairing and insuring lease for £12,000 per annum.

46a Whalebone Lane: currently let on a periodic tenancy equating to £12,300 per annum. The tenant has recently served notice to end the agreement as at 31 October 2026.

48 Whalebone Lane: currently let on a full repairing and insuring lease for £12,240 per annum.

48a Whalebone Lane: currently let on a periodic tenancy for £16,800 per annum.

Terms

The freehold is available, subject to the existing tenancies, for £875,000.

Business Rates

The London Borough of Barking and Dagenham have informed us of the following:

46 Whalebone Lane: 2026 Rateable Value: £11,750

48 Whalebone Lane: 2026 Rateable Value: £12,000

Interested parties are advised to contact the Local Authority to confirm current rate liability.

Council Tax

46a Whalebone Lane is within Band B.

48a Whalebone Lane is within Band A.

Viewings

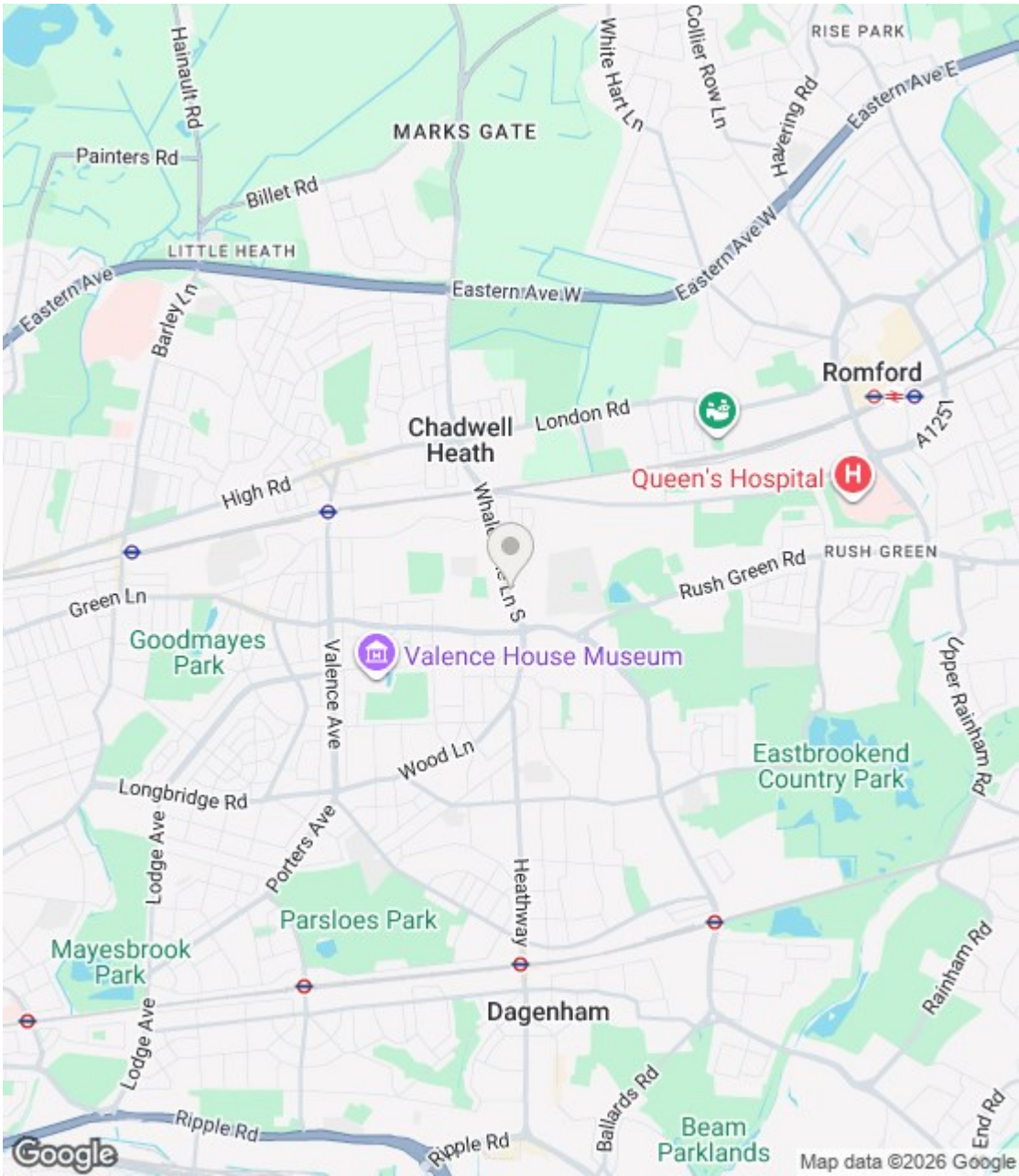
Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have the following Energy Performance Certificates: 46 Whalebone Lane: C; 46a Whalebone Lane: E; 48 Whalebone Lane: D; 48a Whalebone Lane: D.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



CLARKE
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COMMERCIAL