



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£575,000

- Freehold investment
- Comprising shop & 3-bedroom maisonette
- Current income £34,200 per annum
- Romford Road location
- Rare opportunity

888/888A ROMFORD ROAD, MANOR PARK, LONDON, E12
5JP



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.

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Location

The property is situated on Romford Road (A118) in Manor Park, East London, along a parade of shops within an established residential area. Romford Road interconnects with the North Circular Road (A406), which in turn interconnects with Junction 4 of the M11. The closest train stations are Manor Park and Ilford (Elizabeth Line) and the area is served by local buses.

Description

The property forms a mid-terrace three storey building of traditional masonry construction. A barber shop is situated on the ground floor and the upper parts comprise a self-contained 3-bedroom maisonette. To the rear of the property is a workshop/store which is accessed via a rear alley, which we understand, is demised to the tenant and accessed via a pair of metal double gates. This provides two car parking spaces for the property. The accommodation is more particularly described as follows:

Ground Shop: 604 sq ft (56.1 sq m).

First Floor Workshop 1,039 sq ft (96.5 sq m).

First Floor Residential: Bathroom, kitchen, bedroom, lounge.

Second Floor Residential: 2 bedrooms.

All measurements quoted are approximate only.

Tenancies

The shop is let on a full repairing and insuring lease of 20 year from July 2012, subject to 5 yearly rent reviews. The July 2022 rent review was settled at £15,000 per annum. The maisonette is let to the same tenant as the shop on a current Assured Shorthold Tenancy Agreement at a rent of £1,600 per calendar month, equating to £19,200 per annum.

Terms

The freehold is available, subject to the existing tenancy agreements, for £575,000

Business Rates

Newham Council have informed us that the shop has a rateable value of £10,750.

Council Tax

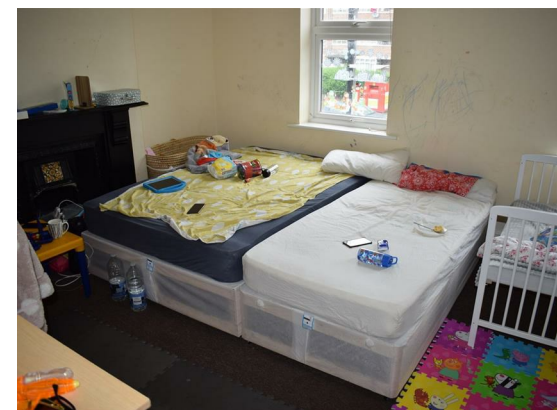
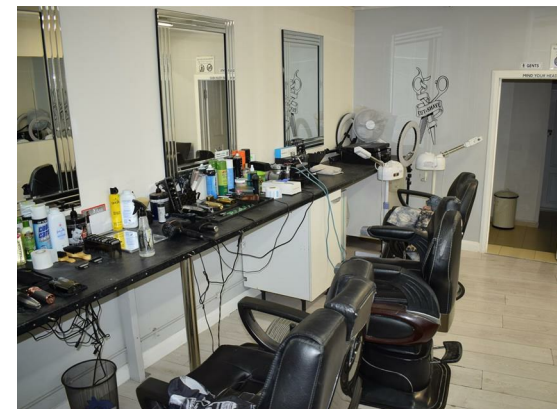
The flat is within Band C.

Viewings

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

EPC

The shop has an Energy Performance Certificate rating of C. The flat has an EPC rating of D.



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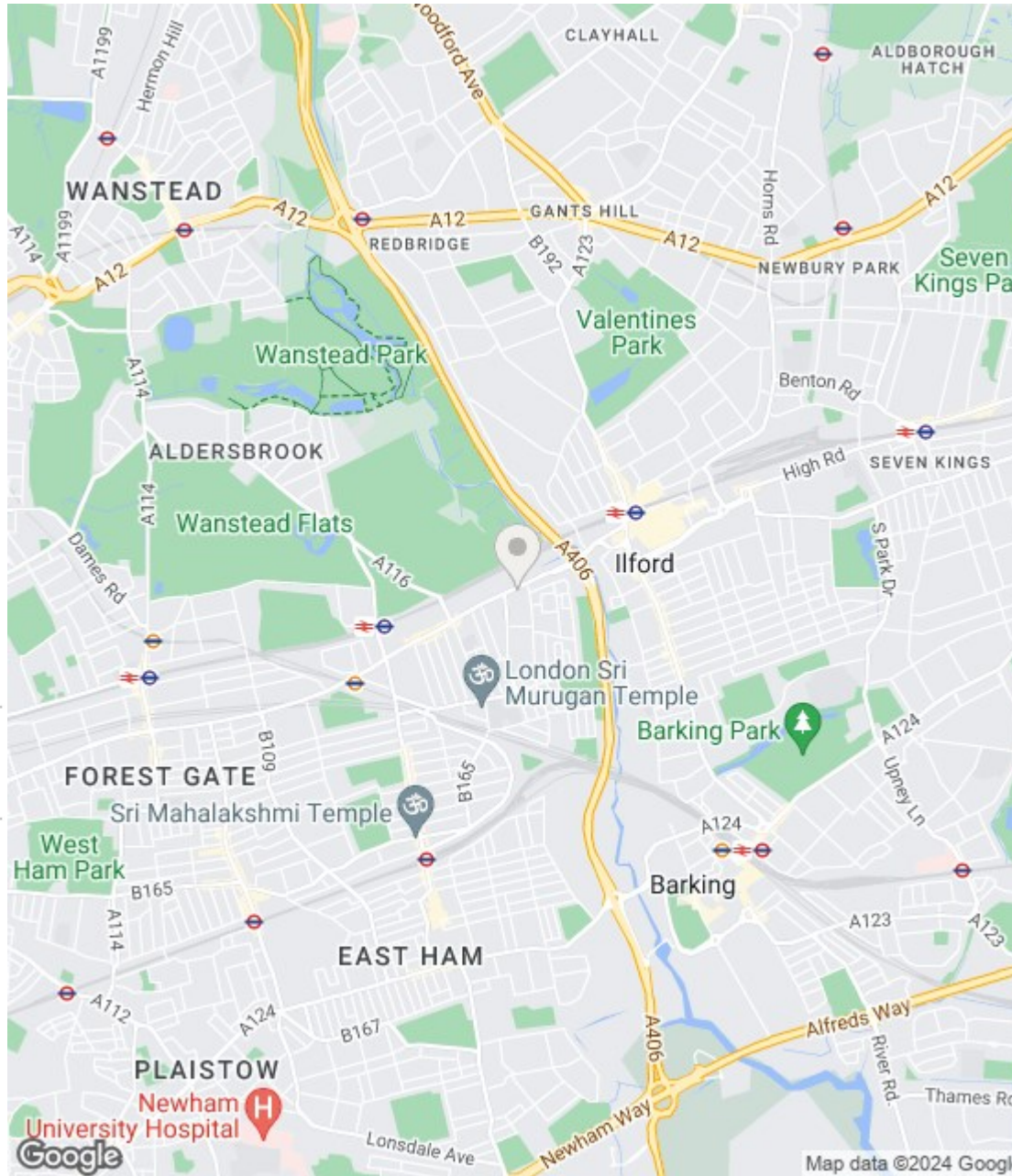
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	

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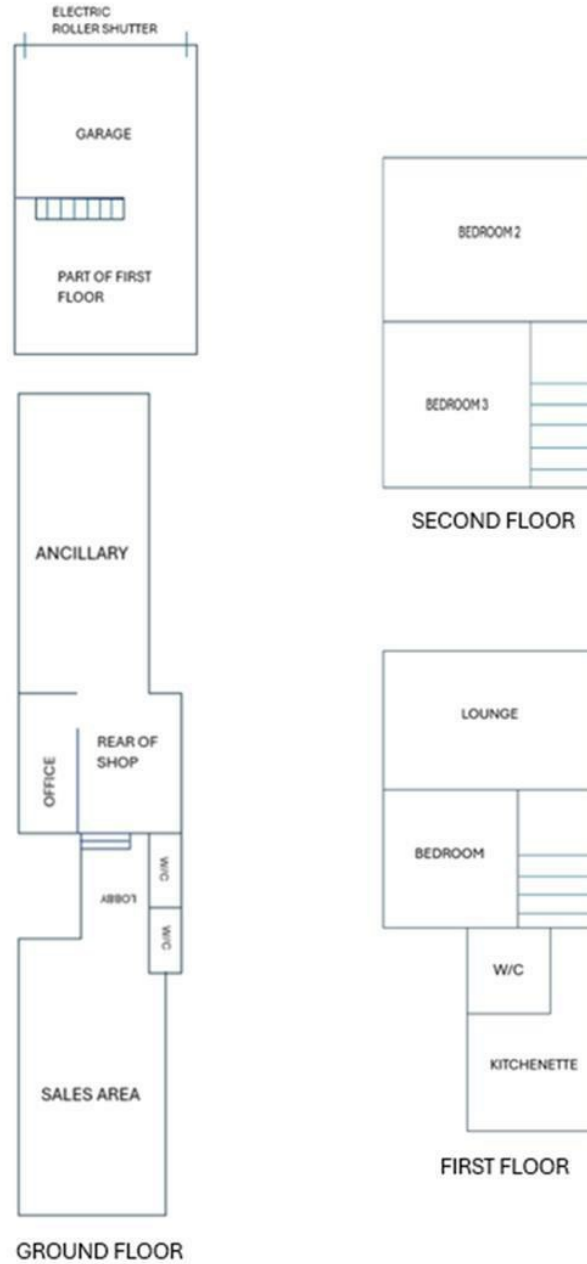
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