

# ARRAY

91 SHEPHERDS HILL  
ROMFORD, RM3 0NP



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**

**savills**



A

Army

N44DTR

# ARRAY, 91 SHEPHERDS HILL, ROMFORD, RM3 0NP

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Cetgul Limited
- Property arranged over ground, basement and first floors
- Current rent of £109,200 per annum
- Lease expires March 2037
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,555,000 (6.6% NIY)**

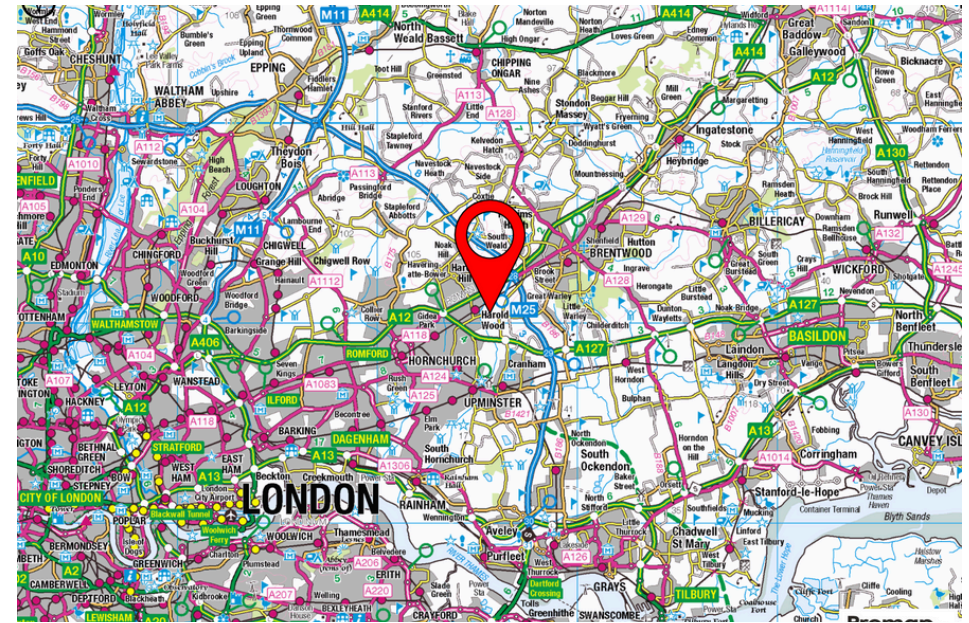
## LOCATION

Located in the town of Romford in the London Borough of Havering, 4.1 miles (6.5 kilometres) west of Brentwood and 14.0 miles (22.5 kilometres) northeast of London city centre which is accessible on the Elizabeth Line via Romford station.

The Array is situated fronting Shepherds Hill in a sub-urban residential area with Harold Wood and the centre of Romford a short distance to the west.

## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached building with part rendered and painted brick elevations beneath a pitched tile roof. Large retractable glazed roof extension to the rear.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides a bar servery to the right hand elevation and extensive seating in the left hand dining room for approximately 190 customers. Ancillary areas include a trade kitchen and stores to the centre of the property and two sets of customer WCs to the rear and side.

**Basement:** Cellar and stores.

**First Floor:** The first floor comprises a former prep room, office and stores as well as private living accommodation providing two bedrooms, bathroom and WC.

**Externally:** There is a trade patio to the front and enclosed customer area to the rear. Parking to the front and side for 32 vehicles.

## TENURE

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The property is held freehold (Title Number NGL148611).

## TENANCY

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The entire property is let to Cetgul Limited on a 20 year lease from 3 March 2017 at a current rent of £109,200 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £24,406 is held by the landlord.

## PLANNING

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The property is not listed or situated within a conservation area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

C-52

## TERMS

We are instructed to invite offers in excess of £1,555,000 (6.6% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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Array, Shepherds Hill, Romford  
 Lower Ground Floor gross internal area = 902 sq ft / 84 sq m  
 Ground Floor gross internal area = 8,140 sq ft / 756 sq m  
 First Floor gross internal area = 883 sq ft / 82 sq m  
 Total gross internal area = 9,925 sq ft / 922 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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