

# FOR SALE

Industrial/motor trade investment opportunity with scope for redevelopment (STP)

10,003 sq.ft (929.36 sq.m) on 0.48 acre site

175 London Road,  
Romford, Essex, RM7 9DB



- Let until 20 February 2025
- Current rental income of £155,750 per annum
- Excellent tenant covenant strength

- Potential for redevelopment for commercial or residential (stp)
- Prominent position and close to town centre

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LAND & DEVELOPMENT

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Kemsley LLP, CEME, Marsh Way, Rainham, RM13 8EU

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## Location

The property is prominently positioned on London Road, approximately 0.5 mile west of the intersection of the A125 Romford Ring Road and the Town Centre. The A12 lies approximately 1 mile to the north via A1112 Whalebone Lane. Central London lies 15 miles to the southwest via the A12.

## Description

The property comprises a purpose built motor dealership facility currently used for vehicle storage and previously used by a local college as an automotive training centre.

At the front of the property is a showroom area which has a tiled floor, suspended ceiling with recessed lighting. There are some further offices at ground and first floor which are similarly fitted.

The majority of the rear part of the building is occupied by the workshop with access from 3 loading doors. The workshop has a tiled floor and is lit by florescent strip lighting and translucent ceiling panels. Heating is by strip heaters.

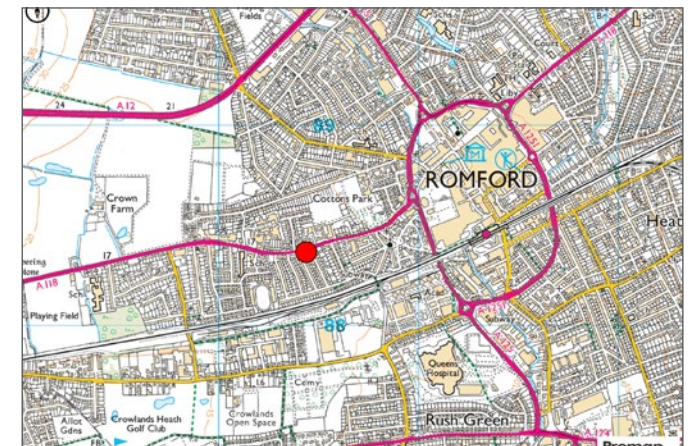
The external areas are laid to hardstanding and the site is secured by metal fencing and a brick wall at the rear. Access is provided by gated entrances at either side of the property.

## Accommodation

Ground Floor	7,133 sq.ft (662.71 sq.m)
First Floor	2,870 sq.ft (266.65 sq.m)
Total	10,003 sq.ft (929.36 sq.m)

Total site area 0.483 acres (0.195 hectares)

(The above floor areas are approximate and have been measured on a Gross Internal Basis.)



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## Tenancy

The property is currently let until 20 February 2025 by way of a head lease to HMG (Thames) Limited (now Lookers Southern Limited). The passing rent is £155,750 per annum exclusive. The lease has been assigned to Endeavour Automotive Limited, who are currently in occupation. The lease is held on FR&I terms inside the provisions of the Landlord and Tenant Act 1954. Full lease information available upon request.

## Planning

In April 2022, planning was granted for change of use from F1(a) to Sui Generis use as a Motor Showroom with Service Centre (P2088.21), although the property is currently being used solely for vehicle storage.

## Tenure

The property is available for sale on a freehold basis with the benefit of the existing lease.

## Nature Of Sale

Our client is seeking unconditional freehold offers only.

## EPC

The property benefits from an EPC rating of D87.



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### Price

Unconditional offers are sought in excess of £3,000,000.

### VAT

Sale of the property will be subject to VAT.

### Legal Fees

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

### Viewings and contact

All enquiries to be directed to the sole agents:

#### Ben Collins

Tel: 01708 759887 / 07740 565222

Email: [ben.collins@kemsley.com](mailto:ben.collins@kemsley.com)

#### Kieran Conlan

Tel: 01708 963442 / 07969 743810

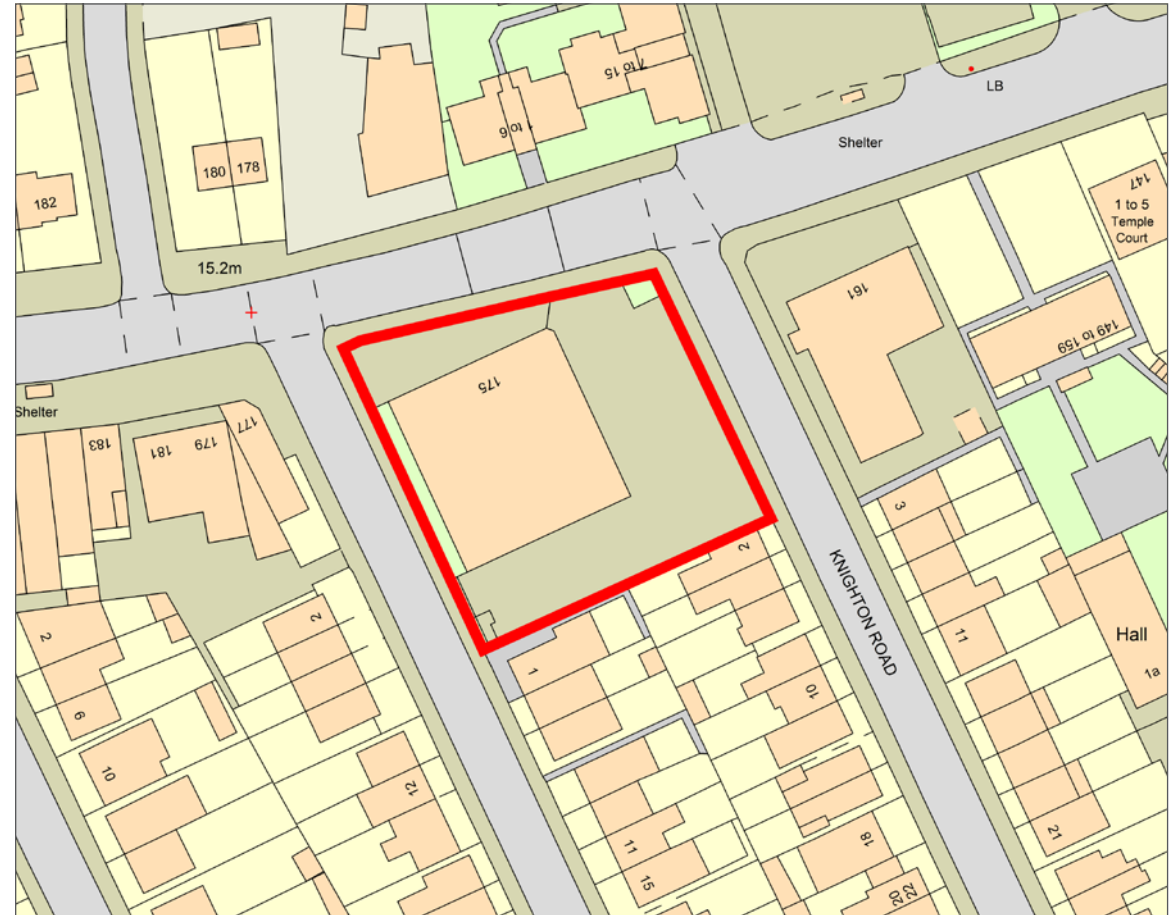
Email: [kieran.conlan@kemsley.com](mailto:kieran.conlan@kemsley.com)

#### Taylor Phillips

Tel: 01708 759883 / 07538 156411

Email: [taylor.phillips@kemsley.com](mailto:taylor.phillips@kemsley.com)

Reference: AR4760



**KEMSLEY**  
LLP  
PROPERTY CONSULTANTS

**01708 766733**  
[www.kemsley.com](http://www.kemsley.com)

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