

FOR SALE

Mixed-use Investment

1,353 sq. ft. (126 m²)

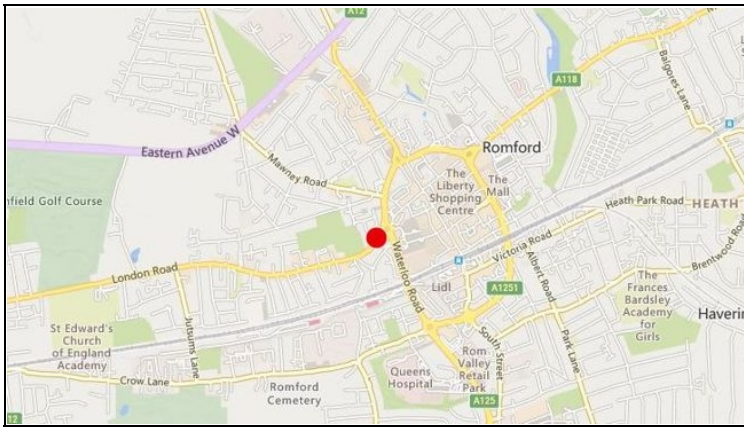
36 LONDON ROAD,

Romford, Essex RM7 9RB



- Fully let investment
- Located within walking distance to The Brewery
- Combined passing rent of £38,000 per annum exclusive
- Located within 0.5 miles of Romford station

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION

The property is prominently positioned on London Road located within a parade of shops, surrounded by a larger residential area, just west of the intersection of the A125 Romford Ring Road and the Town Centre. The A12 lies approximately 1 mile to the north. Central London lies 15 miles to the south-west via the A12.

DESCRIPTION

The property comprises a two storey mixed-use building, with ground floor retail and first floor 2-bedroom self-contained flat. The ground floor comprises a shop which is currently occupied as a Pizza Hut take-away and is fitted out to provide a small counter area with cooking stations and cold stores located towards the rear, with a staff WC. The shop also benefits from a small rear outdoor storage area.

The first floor comprises a self-contained 2-bedroom flat.

ACCOMMODATION

Ground Floor Retail Unit:	802 sq. ft. (75 m ²)
First Floor Flat:	551 sq. ft. (51 m ²)
Total:	1,353 sq. ft. (126 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available for sale on a Freehold basis with the benefit of being fully let. The ground floor retail unit is currently let on an effective FRI lease with a break in April 2026, expiring in April 2031 with 5 yearly rent reviews, producing a current income of £26,000 per annum exclusive. The first floor flat is currently let on an AST producing an income of £12,000 per annum exclusive.

PRICE

£560,000 Freehold.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a rateable value of £19,750. Interested parties are advised to make their own enquiries of the London Borough of Havering.

EPC

Commercial: EPC has been commissioned at Band D.
Residential: EPC has been commissioned at Band C.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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