

FREEHOLD 18,550 SQ FT BUILDING ON 0.27 ACRE PLOT ROMFORD TOWN CENTRE



FORMER BITTER END PUBLIC HOUSE, 15 HIGH STREET, ROMFORD, ESSEX, RM1 1JU

- Fronts busy High Street location near Market Square. Near large regeneration area.
- Within close proximity of Romford Station (Elizabeth Line), 17 mins journey time into London Liverpool Street.
- Total gross internal area approximately 1,727 sq m (18,558 sq ft).
- Part let to two tenants, producing £86,000 per annum.
- A draft scheme has been prepared illustrating how it may be possible to develop 35 flats on this property (subject to obtaining vacant possession and the necessary consents).

GUIDE PRICE £1,500,000 (plus VAT if applicable)

SUBJECT TO CONTRACT

LonF615

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
 Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property fronts Romford High Street and is surrounded by a mixture of both commercial and residential properties. The Brewery Mall is located to the rear of the site which comprises a large VUE 16 screen cinema and 49 retail/restaurant/leisure facilities. The Liberty Shopping Centre also lies within close proximity and provides a further 72 shops.

Romford Railway Station lies circa 400 metres to the south which will provide access to Elizabeth Line services. The fastest journey time into the City of London (Liverpool Street Station) via Eastern Rail Services is approximately 17 minutes.

A location plan is attached.

Description

Sizable town centre property set out over four storeys above part basement with scope for car parking or external trading area to the rear, subject to obtaining the requisite consents. The building has not been occupied for many years and requires fitting-out throughout.

A set of floor plans are attached. The property has not been measured by AG&G, interested parties are required to rely upon their own inspection and due diligence.

We have been advised that the approximate gross internal floor areas are calculated to be:-

Ground floor	677 sq m (7,285 sq ft)
First floor	515 sq m (5,510 sq ft)
Second floor	136 sq m (1,463 sq ft)
Third floor	138 sq m (1,485 sq ft)
Basement	261 sq m (2,815 sq ft)
Total	1,727 sq m (18,558 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property previously held a premises licence permitting the sale of alcohol from 11:00am until 11:00pm on Sunday to Thursday and from 11:00am until 1:00am on Friday and Saturday.

Planning

From enquiry of the London Borough of Havering, the property was formerly known as 'The White Hart', it is locally listed as a 'building of local heritage interest' and the front of the building lies within the 'Romford Conservation Area'. A feasibility study has been undertaken which shows that it may be possible to develop the site to create 35 flats (subject to obtaining the necessary consents). A draft accommodation schedule and 3D schematic is attached. Interested parties are to rely upon their own research.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £45,000 with effect from 1st April 2017.

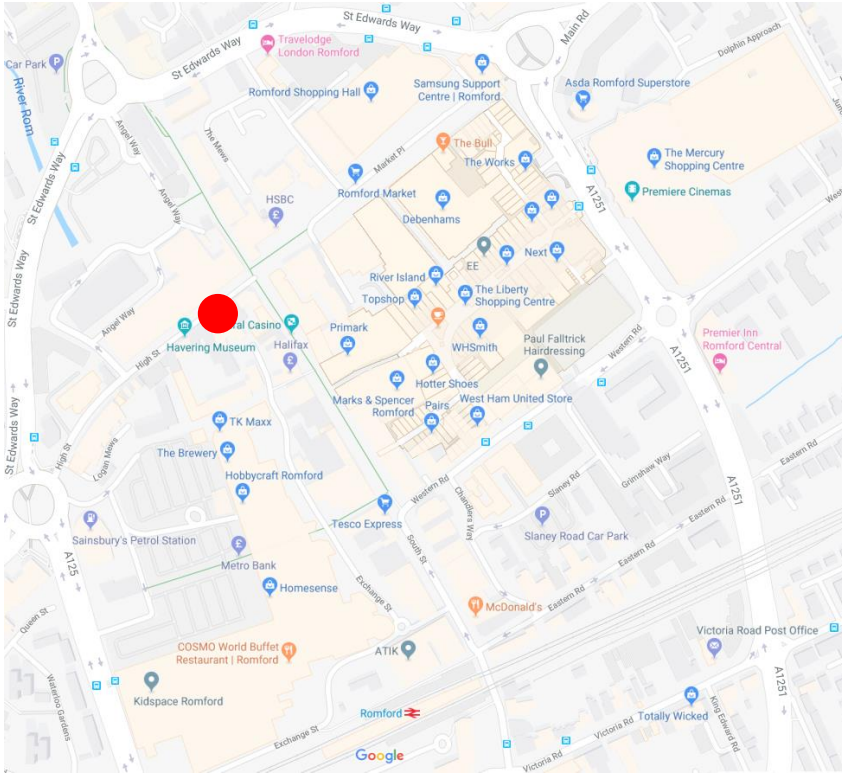
Basis of Sale, Further Information & Viewings

Unconditional offers are invited for the freehold interest, the guide price is £1,500,000 (plus VAT if applicable). We have been advised that the ground floor shop premises at No. 17 High Street is let on five-year lease from 1st May 2021 expiring on 30th April 2026 and the rent passing is £36,000 per annum. Part of No. 15 High Street is also let at £50,000 per annum. Copies of the leases can be provided. The vendor may be able to provide vacant possession of the entire

property upon completion if required (subject to negotiation). VAT may be payable in addition to the purchase price. Please be aware that the vendor will be charging fees in addition to the purchase price, please ask AG&G for information.

Prospective purchasers are requested to undertake an external visit in the first instance and rely upon their own due diligence prior to offering. For further information or to organise a viewing, please contact Panayiotis Themistocli of the joint sole selling agents on Tel. 07973 856 232 or Email. panayiotis.themistocli@agg.uk.com.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.



Source: HM Land Registry. Not to scale - Provided for indicative purposes only.



We have been advised that the adjacent ground floor shop located at 17 High Street (t/a Fresh Fish) is included within the title and let on a five-year lease at a rent of £36,000 per annum which expires on 30th April 2026. Please rely upon your own research and due diligence prior to bidding.





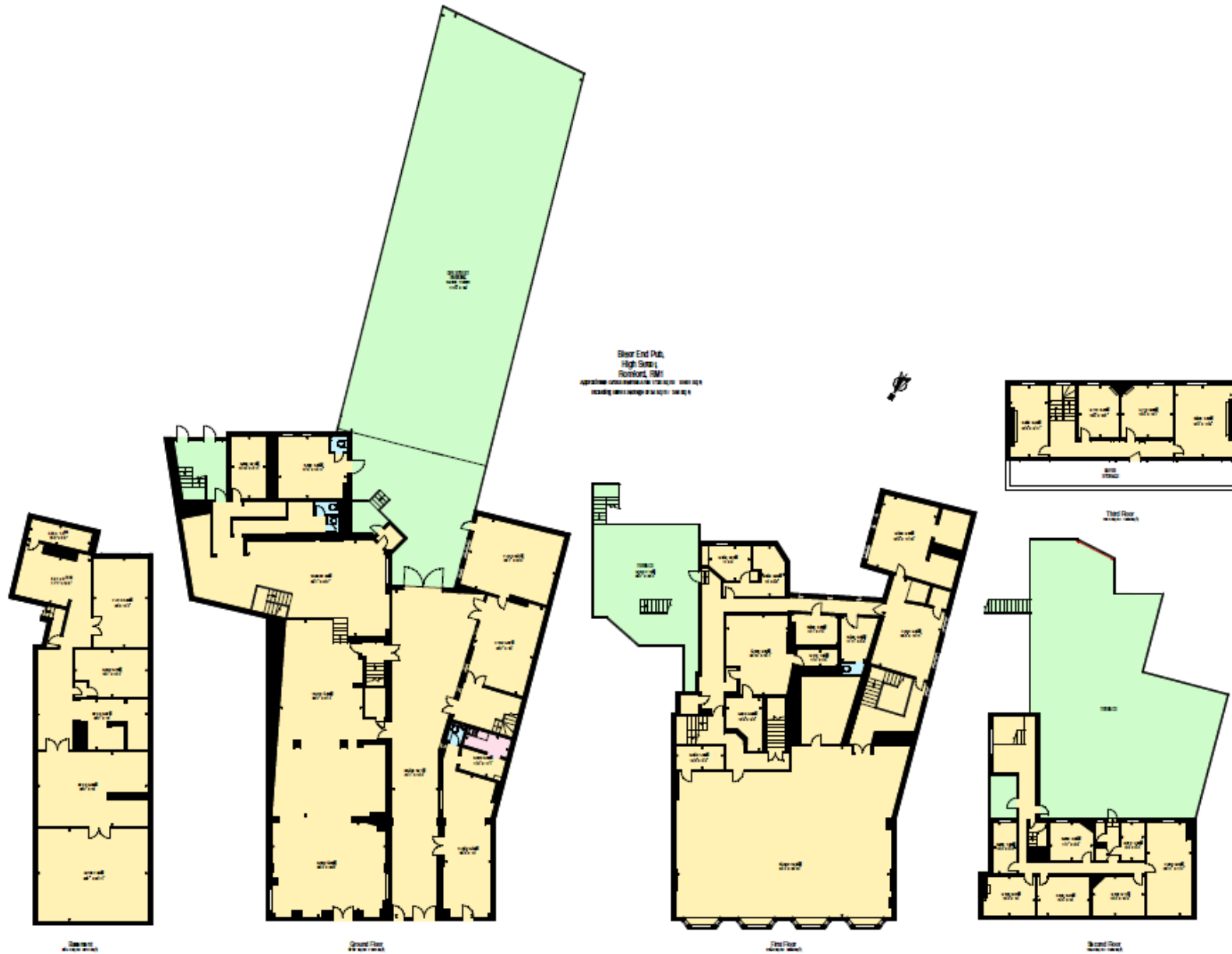
15 - 17 HIGH STREET ROMFORD RM1 1JU

Preliminary Schedule of proposed units

SCHEDULE OF THE PROPOSED 35 RESIDENTIAL UNITS (14X ONE-BED & 21X TWO-BED)

Flat No.	Bed no.	Floor	Building	Area (m ²)*		Flat No.	Bed no.	Floor	Building	Area (m ²)*		Flat No.	Bed no.	Floor	Building	Area (m ²)*
1	2	G	A	61.2		16	2	1 ^S	B	50.3		31	2	4 TH	A	62.3
2	2	G	A	61.2		17	2	1 ^S	C	62.7		32	2	4 TH	A	67
3	2	G	A	62		18	1	2 ND	A	50.8		33	2	4 TH	A	61.3
4	2	G	A	62		19	1	2 ND	A	50.8		34	2	5 TH	A	61.8
5	1	G	B	50.3		20	1	2 ND	A	50.8		35	2	5 TH	A	62
6	2	G	B	61.6		21	2	2 ND	A	61						
7	1	G	B	50.3		22	1	2 ND	A	50.3						
8	1	G	C	61.3		23	2	2 ND	B	62.9						
9	1	1 ST	A	50.8		24	1	3 RD	A	50.8						
10	1	1 ST	A	50.8		25	1	3 RD	A	50.8						
11	1	1 ST	A	50.8		26	1	3 RD	A	50.8						
12	2	1 ^S	A	62		27	2	3 RD	A	61						
13	2	1 ^S	A	62		28	1	3 RD	A	50.3						
14	2	1 ^S	B	61.6		29	2	3 RD	C	62.9						
15	2	1 ^S	B	61.6		30	2	4 TH	A	62.3						

(Indicative schedule of accommodation - subject to obtaining the necessary consents)



Existing Floor Plans - Not to scale - Provided for indicative purposes only.