

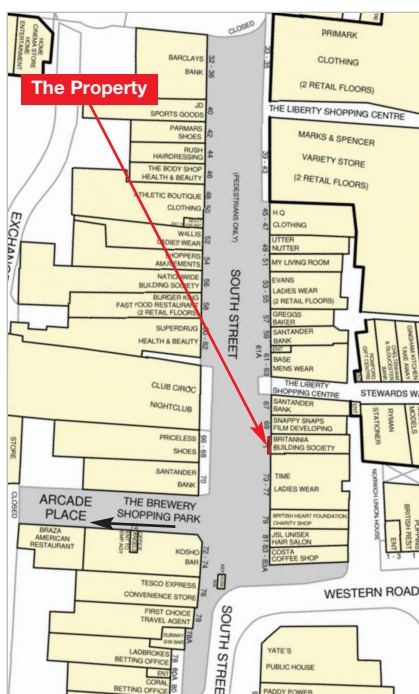
# Romford

## 71 South Street Essex RM1 1NL

- **Well Located Freehold Bank Investment**
- Entirely let to Bristol & West plc (t/a Britannia) and now part of The Co-Operative Bank
- Lease expires 2018
- Pedestrianised town centre location between the entrances to The Liberty Shopping Centre and The Brewery Shopping Park
- No VAT applicable
- Rent Review March 2013
- Current Rent Reserved

**£55,000 pa**

**25TH MARCH 2013 COMPLETION**



### Tenure

Freehold.

### Location

Romford, with a population of some 75,000, is a thriving commercial and industrial centre located some 15 miles north-east of Central London and 20 miles south-west of Chelmsford. The town enjoys good road communications lying on the A12 and being some 4 miles west of Junction 28 of the M25.

The property is well located being in a pedestrianised position on South Street between entrances to The Liberty Shopping Centre and The Brewery Shopping Park.

Occupiers close by include Santander, Nationwide, Costa Coffee, Superdrug, Burger King, Marks & Spencer, Evans, Greggs and Tesco Express amongst many others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor bank with ancillary accommodation above.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.05 m</b>	<b>(16' 7")</b>
<b>Net Frontage</b>	<b>4.40 m</b>	<b>(14' 5")</b>
<b>Built Depth</b>	<b>21.50 m</b>	<b>(69' 9")</b>
<b>Ground Floor</b>	<b>84.50 sq m</b>	<b>(909 sq ft)</b>
<b>First Floor</b>	<b>61.50 sq m</b>	<b>(662 sq ft)</b>
<b>Total</b>	<b>146.00 sq m</b>	<b>(1,571 sq ft)</b>

### Tenancy

The entire property is at present let to BRISTOL & WEST PLC t/a Britannia for a term of 15 years from 25th March 2003 at a current rent of £55,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

In 2005 Britannia Building Society acquired the savings and branch business of Bristol & West. In August 2009, Britannia Building Society merged with Co-Operative Financial Services and are now part of The Co-Operative Bank. Website Address: [www.britannia.co.uk](http://www.britannia.co.uk) For the year ended 31st December 2011, The Co-Operative Bank plc reported a pre-tax profit of £69.8m, shareholders' funds of £2.273bn and a net worth of £2.198bn. (Source: [www.britannia.co.uk](http://www.britannia.co.uk))

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Viewings

To be held on Wednesday 30th January by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day.

Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 25 Romford**.

### Energy Performance Certificate

EPC Rating 133 Band F (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** P Vickers Esq, George Carter LLP. Tel: 0207 440 8800 Fax: 0207 440 8801 e-mail: [philip@georgecarter.co.uk](mailto:philip@georgecarter.co.uk)