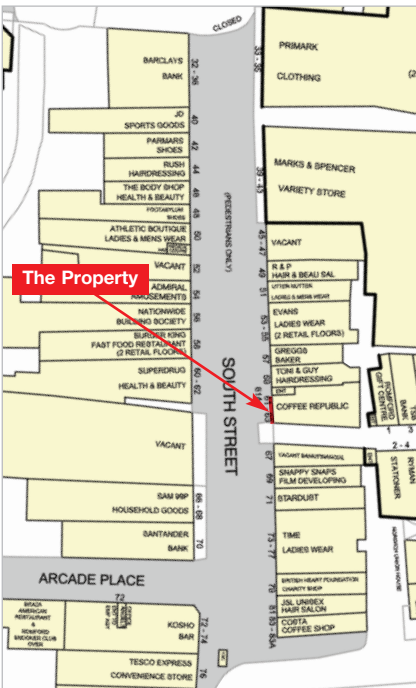


# Romford

61/63 South Street  
Essex  
RM1 1RB

- Well Located Virtual Freehold Café Investment
- Trading as Coffee Republic
- Lease expiry 2025 (no breaks)
- Town centre location
- Romford Crossrail Station is due to open in 2018
- Rent Review 2020
- Current Rent Reserved  
**£75,000 pa<sup>(1)</sup>**

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Leasehold. Held for a term of 999 years from completion at a ground rent of a peppercorn.

## 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 Motorway.

The property is situated on South Street, the primary shopping street in the centre of Romford. Romford Crossrail Station is due to open in 2018 and will be 0.2 miles from the subject property.

Occupiers close by include Toni & Guy (adjacent), Greggs, Superdrug (opposite), Marks & Spencer, Primark, Burger King, Nationwide, Ryman and Santander, whilst an entrance to the Liberty Shopping Centre is adjacent.

## Description

The property is arranged on ground floor only to provide an extensively refurbished coffee shop with WCs, storage and staff accommodation to the rear. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

**Ground Floor 173.72 sq m (1,870 sq ft)**

**Floor Areas provided by Joint Auctioneer**

## Tenancy

The property is at present let to EZRA MB LTD (t/a Coffee Republic) for a term of 10 years from 9th September 2015 at a current rent of £75,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. A rent deposit of £37,500 has been paid to the landlord equivalent to six months' rent. The tenant enjoys a six month rent free period which expires on 9th September 2016. The vendor will top up the rent up to expiry of the rent free period, so that the buyer will receive £75,000 per annum from completion. (1)

## Tenant Information

Coffee Republic have in excess of 200 stores in 10 countries worldwide.

Website Address: [www.coffeerepublic.co.uk](http://www.coffeerepublic.co.uk)

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 80 Band D (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** L Lane Esq, Cavendish Legal Group. Tel: 0208 348 5639 e-mail: [l.lane@clglaw.co.uk](mailto:l.lane@clglaw.co.uk)

**Joint Auctioneer** J Oldfield Esq, Kingsbury. Tel: 0207 183 2529 e-mail: [jordan.oldfield@kingsbury-consultants.co.uk](mailto:jordan.oldfield@kingsbury-consultants.co.uk)