

Romford

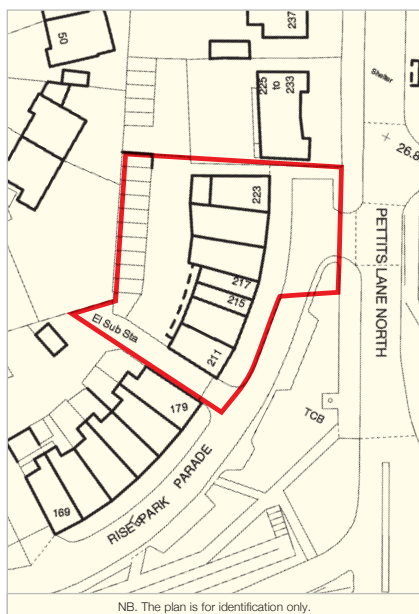
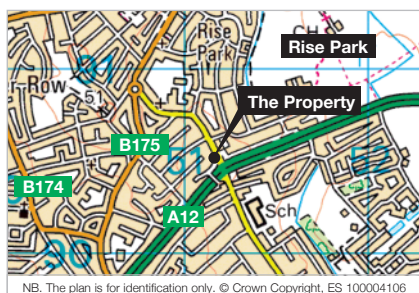
211/223 Pettits Lane

North Essex

RM1 4NU

- **Freehold Unbroken Retail and Residential Parade Investment**
- **Comprising eight shops, twelve flats and ten garages**
- **Well located next to A12 in predominantly residential area**
- **No VAT applicable**
- **Shop Reversions from 2019**
- **Total Current Rents Reserved**
£226,450 pa
plus vacant possession of garages

SIX WEEK COMPLETION AVAILABLE



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 Motorway.

The property is located in a predominantly residential area on the west side of Pettits Lane North, at its junction with the A12.

Description

The property is arranged on ground and two upper floors to provide an unbroken parade comprising 8 ground floor shops, 12 flats and 10 garages to the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
211	S Kutlu (t/a Pettits Fish & Chips)	Gross Frontage 6.75 m (22' 2") Built Depth 10.90 m (35' 9") Ground Floor 58.10 sq m (625 sq ft)	20 years from 29.09.2005 Rent review every 5th year FR & I	£14,950 p.a.	Rent Review 2020
213	L Kasparian (t/a Lou's Barbers)	Gross Frontage 3.00 m (9' 10") Built Depth 10.90 m (35' 9") Ground Floor 24.50 sq m (264 sq ft)	20 years from 29.09.2005 Rent review every 5th year FR & I	£7,250 p.a.	Rent Review 2020
213D	K Thomas (t/a Mrs T's Café)	Gross Frontage 3.50 m (11' 6") Built Depth 12.00 m (39' 4") Ground Floor 29.80 sq m (321 sq ft)	15 years from 24.06.2007 Rent review every 5th year FR & I	£6,750 p.a.	Reversion 2022
215/217	Accord Estates Ltd (t/a Accord Sales & Lettings)	Gross Frontage 3.20 m (10' 6") Built Depth 10.90 m (35' 9") Ground Floor 26.00 sq m (280 sq ft)	5 years from 01.09.2017 FR & I	£7,500 p.a.	Reversion 2022
217D	GD Standing & JM Coney (t/a The Beauty Lounge)	Gross Frontage 3.30 m (10' 10") Built Depth 10.90 m (35' 9") Ground Floor 25.40 sq m (273 sq ft)	5 years from 20.12.2015 FR & I	£7,250 p.a.	Reversion 2020
219	BS & GK Hopal (t/a Premier Express)	Gross Frontage 6.35 m (20' 10") Built Depth 13.55 m (44' 6") Ground Floor 65.20 sq m (702 sq ft)	20 years from 23.11.2009 Rent review every 5th year FR & I	£14,000 p.a.	Rent Review 2019
221	J Ford (t/a Advance Signs and Designs)	Gross Frontage 6.50 m (21' 4") Built Depth 13.80 m (45' 4") Ground Floor 73.90 sq m (795 sq ft)	3 years from 16.12.2016 FR & I	£15,000 p.a.	Reversion 2019
223	SM Bennett & GR Bennett (t/a Bronze & Bronze)	Gross Frontage 6.75 m (22' 2") Built Depth 13.15 m (43' 2") Ground Floor 60.40 sq m (650 sq ft)	5 years from 27.04.2018 FR & I	£14,250 p.a.	Reversion 2023
211A (1)	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 03.01.2019	£12,000 p.a.	Reversion 2019
213A (1)	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 19.02.2019	£12,000 p.a.	Reversion 2019
215A (1)	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 03.04.2019	£11,400 p.a.	Reversion 2019
219A	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 31.03.2019	£12,000 p.a.	Reversion 2019
221A (1)	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 14.02.2019	£11,400 p.a.	Reversion 2019
223A	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 14.03.2019	£12,000 p.a.	Reversion 2019
213B (1)	Individuals	Second Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 31.01.2018	£11,100 p.a.	Holding over
215B (1)	Individuals	Second Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 31.07.2018	£11,400 p.a.	Holding over
217B (1)	Individuals	Second Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 21.12.2014	£11,400 p.a.	Holding over
219B (1)	Individuals	Second Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 18.12.2017	£11,400 p.a.	Holding over
221B (1)	Individuals	Second Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 28.02.2018	£12,000 p.a.	Holding over
223B (1)	Individuals	Second Floor Flat – 3 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy expiring 10.11.2018	£11,400 p.a.	Reversion 2018
Garages	Vacant	10 x Garages	–	–	–

(1) Not inspected by Allsop. Accommodation confirmed by Vendor.

Total £226,450 p.a.

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 Ms R Morgan, Morgan La Roche. Tel: 01792 776756 e-mail: morgan@morganlaroche.com

