

Romford

96-96A & 98-102
North Street
Essex
RM1 1DA

- Freehold Office and Car Workshop Investment
- Comprises a solicitors office and a car workshop
- Solicitors office let until 2027
- Car Workshop let until 2027
- No VAT applicable
- Current Rent Reserved

£15,000 pa
From Lot 18
£14,789.22 pa
From Lot 19



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 properties are situated on the north side of North Street (A125) in a mixed use area, close to Romford town centre. The Liberty Shopping Centre and Romford Rail Station are within half a mile to the south, whilst the A12 is within half a mile to the north. Nearby occupiers include Matalan, Sainsbury's Local, Co-operative Funeral Care and a range of local traders.

Description

Lot 18 is arranged on ground and one upper floor to provide office accommodation presently being used as a solicitors office.

Lot 19 is arranged on ground floor to provide a car workshop with yard area.

Planning

The property may lend itself to residential redevelopment subject to all leases and necessary consents.

All enquiries should be made to Havering Council.
Tel: 01708 434 343 Website: www.havering.gov.uk

VAT

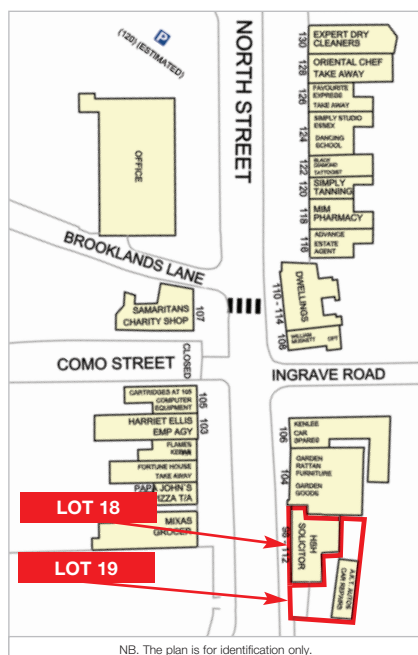
VAT is not applicable to these lots.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



Lot	No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Lot 18	98 – 102	H.S. Heptinstall	Ground Floor 78.35 sq m (843 sq ft) First Floor 63.85 sq m (687 sq ft) Total 142.20 sq m (1,530 sq ft)	17 years from 16.04.2010 Rent review 16.04.2018 and every 3rd year thereafter (2) (3)	£15,000 p.a.	Rent Review 2018
Lot 19	96 – 96A	Mr R Cole	Ground Floor 50.60 sq m (545 sq ft)	19 years from 12.11.2008 Rent review every 4th year FR & I	£14,789.22 p.a.	Rent Review 2017

(1) Not inspected by Allsop, areas taken from www.2010.voa.gov.uk
(2) The original lease which expires in 2017 has recently been varied to extend the term to 2027, and the rent increased from £12,500 p.a.
(3) In addition to the rent payable the tenants pay a fixed service charge of £2,000 p.a.

Total £29,789.22 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

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