

ROMFORD

FREEHOLD FOR SALE

**PROMINENT SHOP & FORECOURT WITH 2 BED FLAT ABOVE & REAR GARDEN
PLANNING GRANTED FOR NEW RETAIL UNIT PLUS 3 FLATS
FREEHOLD FOR SALE**



44 VICTORIA ROAD, ROMFORD, ESSEX RM1 2JH



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

LOCATION

The subject property is prominently and conveniently located in Victoria Road, a short walk from its junction with South Street and Romford BR Station/Crossrail.

DESCRIPTION

Prominent shop and forecourt with 2 Bed Flat above and large rear garden.

*Planning permission has been granted for a new retail unit and 3 flats. Planning Reference P1868.16 via www.havering.gov.uk *

PLANS AVAILABLE ON REQUEST

The property as existing provides the following:

Shop

Main frontage	7.337m/24ft
Flat entrance frontage	2.17m/7ft
Shop Depth	7.315m/24ft
Retail Area	43.52sqm/468sq.ft.
Plus Office	<u>10.55sqm/114sq.ft.</u>

Totals 57.07sqm/582sq.ft approx.

Plus Rear room & kitchen
=13.68sqm/147sq.ft Plus WC

Wide Forecourt and large rear garden

Front entrance stairs to 1st Floor and 2 Bed Flat comprising: Entrance Hallway 2 Bedrooms and Bathroom/WC.

*Planning permission ref P1868.16 via www.havering.cog.uk *

PRICE

£495,000 stc

BUSINESS RATES

Via local authority

LEGAL COSTS

Each side to pay their own legal costs

EPC

To follow

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



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