



COMMERCIAL
PROPERTY CONSULTANCY

MIXED USE INVESTMENT FOR SALE

**146-146a Balgores Lane, Gidea Park, Romford
RM2 6BP**



FREEHOLD FOR SALE

**146-146a BALGORES LANE
GIDEA PARK
ROMFORD
RM2 6BP**

- ▶ **FREEHOLD MIXED-USE INVESTMENT OPPORTUNITY**
- ▶ **CURRENT COMBINED INCOME: £32,200 PER ANNUM**
- ▶ **IMMINENT RENTAL UPLIFT VIA SEPTEMBER 2026 RETAIL UNIT RENT REVIEW**
- ▶ **CLOSE TO GIDEA PARK RAIL STATION (ELIZABETH LINE)**
- ▶ **139.42 SQ.M. (1,500 SQ.FT.) WITH REAR PARKING**

Location

The property is located on Balgores Lane at its junction with Crossways, Gidea Park, an affluent suburb of Romford.

Situated virtually opposite Gidea Park Station, the area is popular with commuters which has been enhanced with the introduction of Elizabeth Line services providing high frequency services between Shenfield to the east and Stratford, Liverpool Street and Heathrow Airport to the west.

In addition, the property benefits from excellent road connectivity with the A12 and A127 trunk roads located within 1 mile providing access to the M25, J28 and J29, approximately 3.5 and 4.5 miles respectively.

Description & Lease Terms

The property comprises a mid-terraced mixed-use building forming part of a neighbourhood parade.

The self-contained ground floor retail unit is let to a sole proprietor that has been in occupation of the shop since 2009 trading as “Nails in the Park”. The tenant currently occupies by way of a “contracted-out” lease for a term of 10 years from 23rd May 2019. The rent is currently £13,000 pax, subject to an imminent upward only rent review on 2nd September 2026.

The self-contained maisonette is accessed from Balgores Lane and provides 3 bedrooms, lounge, kitchen, bathroom and storage room. The maisonette was let on an Assured Shorthold Tenancy (AST) agreement which as a result of the Renters’ Rights Act 2025 coming into force has converted into an Assured Periodic Tenancy (APT) as of 1st May 2026. The current rent is £1,600 per month (£19,200 pa).

Accommodation

The property has the following approximate floor areas:

Unit	SQ.M.	SQ.FT.
Ground Floor Retail (NIA):	48.62	523
Maisonette:	90.80	977
Parking:	2 spaces	

Rental Income

The rental income from the two tenancies is summarised in the table below.

Unit	Rent per annum
Ground Floor Retail	£13,000
Maisonette (3 Bed)	£19,200
Total Current Income	£32,200

Business Rates & Council Tax

The retail unit has been assessed as having a rateable value of £18,250 (from 1st April 2026).

Note – the rateable value is the retail unit’s rating assessment used to calculate the business rates. It is not the actual business rates payable to the local authority.

The maisonette falls within Council Tax Band – C.

Energy Rating & Score

The energy rating assessments are summarised in the table below.

Property	EPC Rating	EPC Expiry
Retail Unit:	C-54	26.07.2036
Maisonette:	D-56	10.10.2031

VAT

We understand the property is not currently elected for VAT.

Legal Costs

Each party is to be responsible for its own legal costs incurred, however, the prospective purchaser will be required to provide an undertaking, via its solicitor, to be responsible for the vendors abortive legal costs should the transaction not proceed to completion.

Price

£500,000, subject to contract.

Anti-Money Laundering Regulations

In accordance with the Money Laundering Regulations currently in force, the purchaser will be required to satisfy the Vendor and their marketing agents regarding the source of funds and the identity of the purchasing entity (including any ultimate beneficial owners) before a sale can be formally agreed and solicitors instructed. The proposed purchaser will be responsible for costs incurred in undertaking these enquiries.

Further Information

Available via joint sole agents:



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