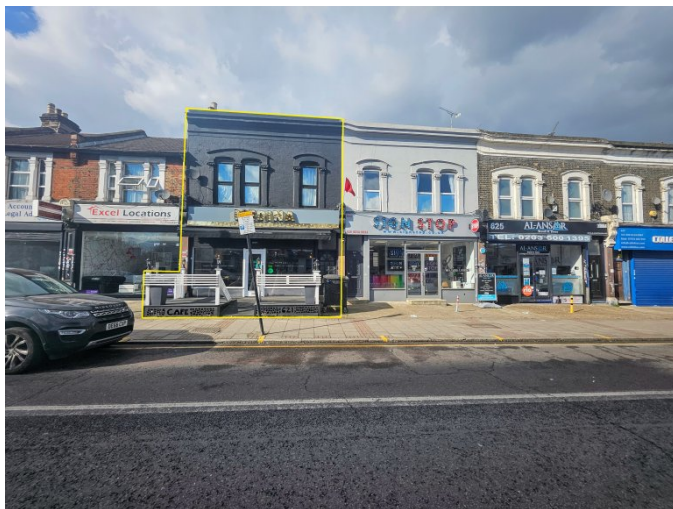


FOR SALE FREEHOLD - FULLY LET AND INCOME PRODUCING MIXED-USE INVESTMENT

621/621A ROMFORD ROAD, LONDON, E12 5AD
2,758 SQ.FT (256.23 M²)



Key Features

- Fully Let
- Cap val. of £254 psf (asking)
- Gross yield of 7.26% (asking)

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria

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Location

The property is situated within a local parade of shops fronting Romford Road (A118). Woodgrange Park Station and Manor Park Station are both walking distance from the premises, servicing frequent journeys directly to Ilford, Stratford and Liverpool Street.

Accommodation

Comprising commercial premises over ground, lower ground and basement floor levels (and with front forecourt) with residential upper parts arranged as a split-level 3 bedroom maisonette benefiting from an independent entrance from the front elevation of the building. There is also a single-storey rear extension used as a workshop and which is demised within the commercial lease - it is accessible from either the lower ground floor of the commercial unit or from Clarence Road to the rear. Approximate areas are as follows:

621 Romford Road	2,014 sq.ft (187.11 m ²)
621a Romford Road	744 sq.ft (69.12 m ²)
Total	2,758 sq.ft (256.23 m²)

Lease Terms

621 Romford Road - 20 years from July 2020 at a rental of £28,000 p.ax with rolling Tenant break giving 6 months' notice.

621a - Let on an APT (former AST) at £1,900.00 PCM ie. £22,800 p.ax

The total combined income is therefore £50,800 p.a.

Price

Offers are sought in the region of £700,000 subject to contract for the freehold interest with the benefit of the current leases in place.

Rates

Business Rates & Council Tax	Purchasers are advised to make their own enquiries through the London Borough of Newham.
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VAT

Value Added Tax (VAT) is not applicable in relation to the sale of this property.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.