

# Mixed-Use Freehold Investment

## FOR SALE

58-60 Victoria Road,  
Romford, Essex, RM1 2JH

### Harston & Co

For more information call us  
on 020 3371 0061



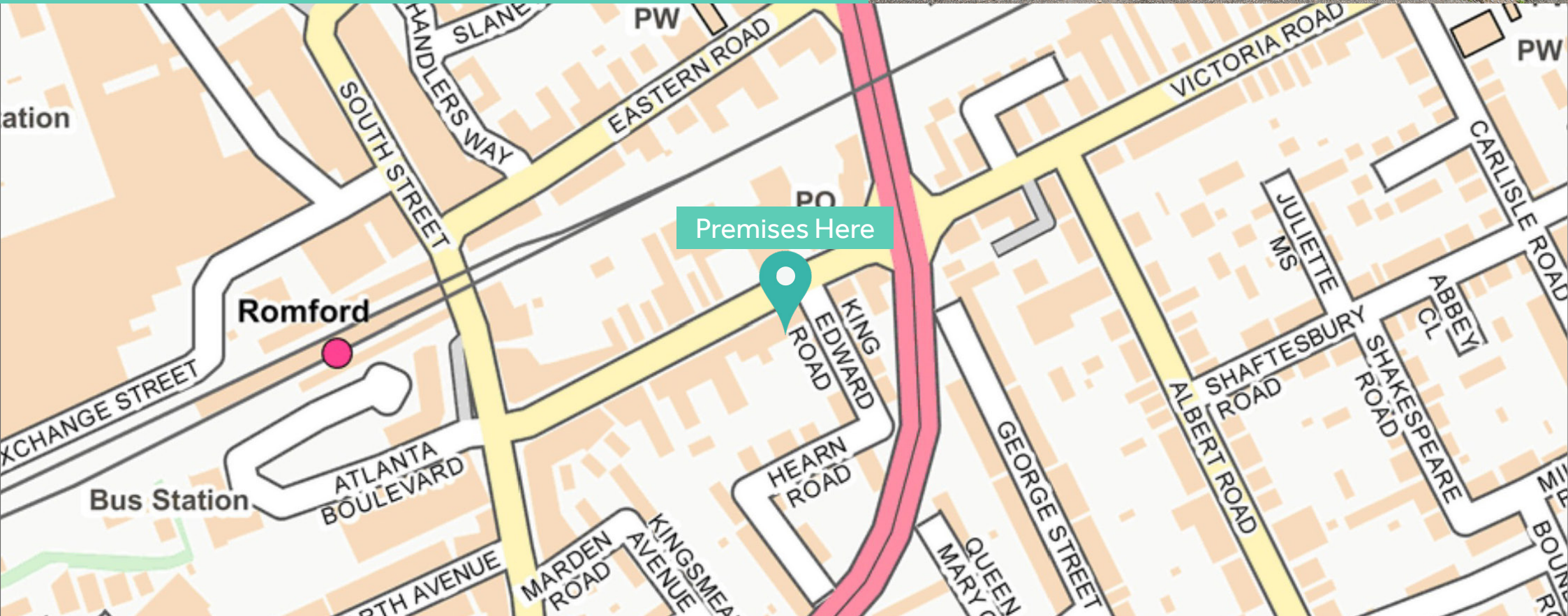
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## Executive Summary

- Freehold mixed-use multi-let investment opportunity in Romford, Essex currently producing £71,476 per annum
- Comprising of 2 x commercial units, 2 x residential units with parking and garages to the rear
- Approximately 0.2 miles from Romford station which is on the Queen Elizabeth Line (Crossrail)
- Development potential (subject to consents) for a roof top extension and scheme at the rear of the property
- Offers are invited in excess of £925,000, which represents a gross yield of 7.7%, against the current income







## Location

The property is situated on Victoria Road, Romford close to the junction with King Edward Road. Romford is within the London Borough of Havering and is 15 miles east of London. Romford is one of London's key suburban commercial centres and lies 11 miles northeast of the City of London, 8 miles east of Stratford and 6 miles southwest of Brentwood.

The immediate vicinity is occupied by a range of national and well-established independent businesses which provides a vibrant environment popular with young professionals and families working in central London. The area has benefited from significant regeneration in recent years fueled by the opening of the Queen Elizabeth line (Crossrail).

The area is well served by public transport. Romford station is 0.2 miles away providing a regular service to Stratford and London Liverpool Street on the Elizabeth line (Crossrail). The area benefits from excellent road connectivity with the A127, A12, A406, M11 and M25 all within easy reach. Romford town centre is well served by buses.

Please note all distances given are approximate only.

## Description

The property is arranged over 3 floors with a car park and garages to the rear. The ground floor consists of two commercial units. The upper floors provide 2 x split level self-contained 3-bedroom apartments. Please refer to the schedule for a breakdown of sizes.

Please note that the size given is approximate only. All interested parties are advised to rely on their own inspection and survey.

## Tenancy

The ground floor commercial units are let on licences and the flats are let on AST agreements. The car parking spaces and garages are let on informal agreements. Please refer to the schedule for more detail.

## Accommodation Schedule

Type	Property	Tenant	Income (pa)	Tenancy Start	Tenancy End	Floor	Size (sq m)	Size (sq ft)	Bedrooms	EPC Rating
Commercial	58 Victoria Road	The Electronic Cigarette Company UK Ltd	£13,780	21/02/2022	20/02/2025	Ground	60	646		B
Commercial	60 Victoria Road	Ashton & Perkins Ltd	£12,000	01/07/2018	30/06/2022	Ground	61	656		C
Residential	58a Victoria Road	Private	£19,200	24/06/2022	23/06/2023	First & Second	72	776	3	C
Residential	60a Victoria Road	Private	£15,000	23/02/2023	23/02/2024	First & Second	72	776	3	C
Parking	12 x Spaces		£3,696							
Garages	9 x Garages		£7,800							
		<b>Total</b>	<b>£71,476</b>				<b>265</b>	<b>2,854</b>		

\* The commercial units are let on licence agreements

\*\* The sizes for the commercial units have been obtained from the VOA

\*\*\* The parking spaces and garages are let on informal agreements

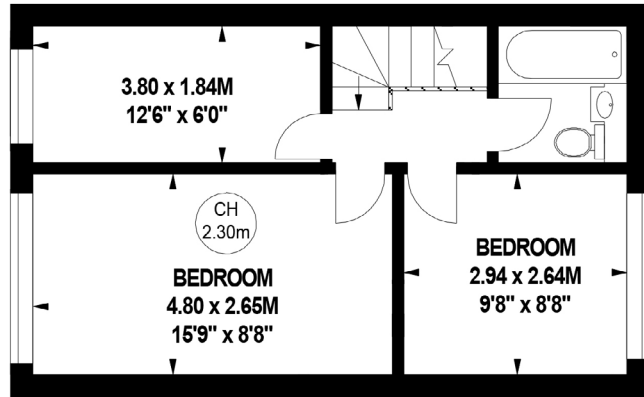
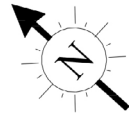


# Floorplan for 58a & 60a Victoria Road

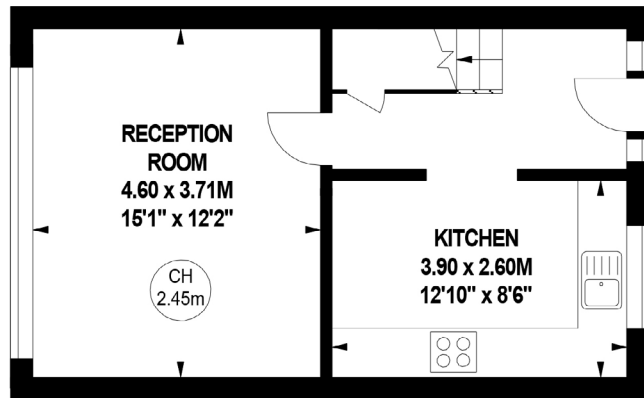
Approximate gross internal area

72.09 sq m / 776 sq ft

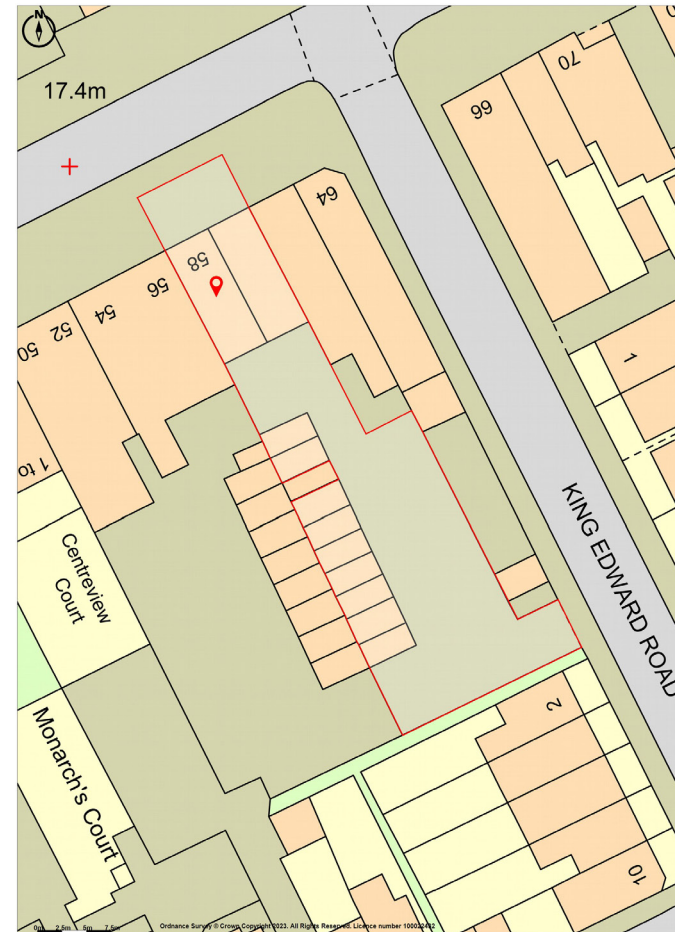
Key :  
CH - Ceiling Height



388 sq ft  
Second Floor



388 sq ft  
First Floor



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Plotted Scale - 1:500. Paper Size - A4

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Premises



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## Terms

Offers are invited in excess of £925,000 for the freehold interest, which represents a gross yield of 7.7%, against the current income.

## Tenure

The freehold interest is to be sold subject to the existing tenancies.

## VAT

We have been informed that property is not elected for VAT.

## Data Room

A data room has been set up and access is available on request.

## Viewings

Viewings are strictly by appointment through sole agents Harston&Co.

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# Harston&Co

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