



## 52 VICTORIA ROAD ROMFORD, RM1 2LA

£28,500 PER ANNUM  
RETAIL UNIT TO LET

- Located on Victoria Road, Romford, 0.2 miles away from Romford station (Elizabeth Line)
- Ground floor unit providing 1,418 square feet (131.78 square metres)
- Suitable for a range of uses
- Available with a new lease and no premium
- EPC Rating - TBC

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### Location

The property is located on Victoria Road, close to the junction with King Edward Road. Romford is within the London Borough of Havering, 15 miles east of London. Romford is one of London's key suburban commercial centres, situated 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 has created a vibrant environment popular with young professionals and families working in central London. The area has benefited from significant regeneration in recent years, fuelled by the opening of the 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

Ground floor commercial unit measuring 1,418 square feet (131.78 square metres). The property benefits from 1 x parking space, w/c, rear access, and electric shutters.

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

### Business Rates

2026 Rateable Value: £28,500

UBR (2026/27): 38.2p/£

Rates Payable: £10,887.00

These figures have been provided by HMRC and calculated using the small business retail, hospitality, and leisure multiplier. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Havering business rates department.

### VAT

The property is not elected for VAT.

### Terms

The property is available with a new FRI lease at £28,500 per annum. All negotiations are strictly subject to contract.

### Viewings

Viewings are strictly by appointment through Harston&Co.



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