

SMC
Brownill
Vickers

To Let



**Business For Sale: Convenience / Off-Licence store
in Romford, London Borough of Havering**

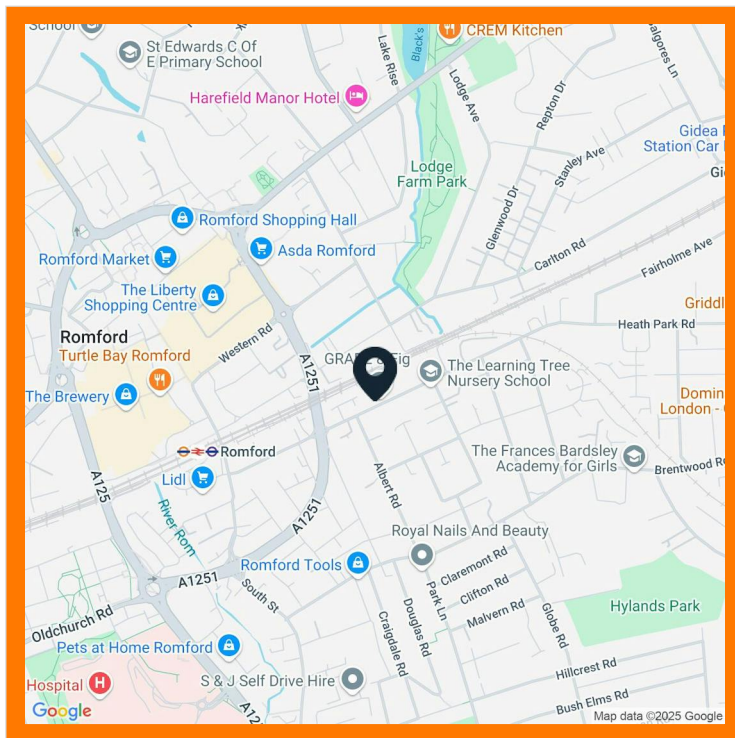
£26,000 per annum

105 Victoria Road, Romford, RM1 2LX

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- Fitted out for convenience store / off licence use (operating in the same use since 2005) in
- Ground floor sales with rear store, kitchenette and WC facilities
- Located on Victoria Road, Romford which is key route between Romford and Gidea Park - high density of population
- Front display area / parking
- Most recent weekly sales of £14,000 per week
- Available on a new lease with premium sought



Description

The property is a ground floor retail premises most recently occupied by a convenience store / off-licence. The property includes a sales area, partitioned store area, kitchenette area and WC facilities. The property includes a shop window frontage, external security shutters, automatic customer entrance door, suspended ceiling, CCTV, tiled floor, and air conditioning. Externally there is a front forecourt which could be used for front display as well as loading and parking.

Location

The property is located on Victoria Road in the Romford area of the London Borough of Havering. The location is a short distance from Romford town centre ring road (A1251) and on a key route into and out Romford town centre. The property is approximately 0.3 miles from Romford town centre / Romford train station. Victoria Road provides access to Heath Park Road, which in turns provides access to Gidea Park, Emerson Park, and Hornchurch areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	948	88.07	Available
Total	948	88.07	

Rateable Value

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 105, Victoria Road, Romford, RM1 2LX
Description: Shop and premises
Rateable Value: £10,250

An incoming tenant should qualify for small business rate relief. We would advise prospective interested parties to verify the matter with the local rating office.

Tenancy

The property is available on a new 12 year lease.

Rent

£26,000 per annum. We are informed VAT is not payable on the rent.

Premium

Offers in the region of £95,000. We understand VAT is payable on the premium

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

Business Rates

Rateable Value of £10,250

Energy Performance Certificate

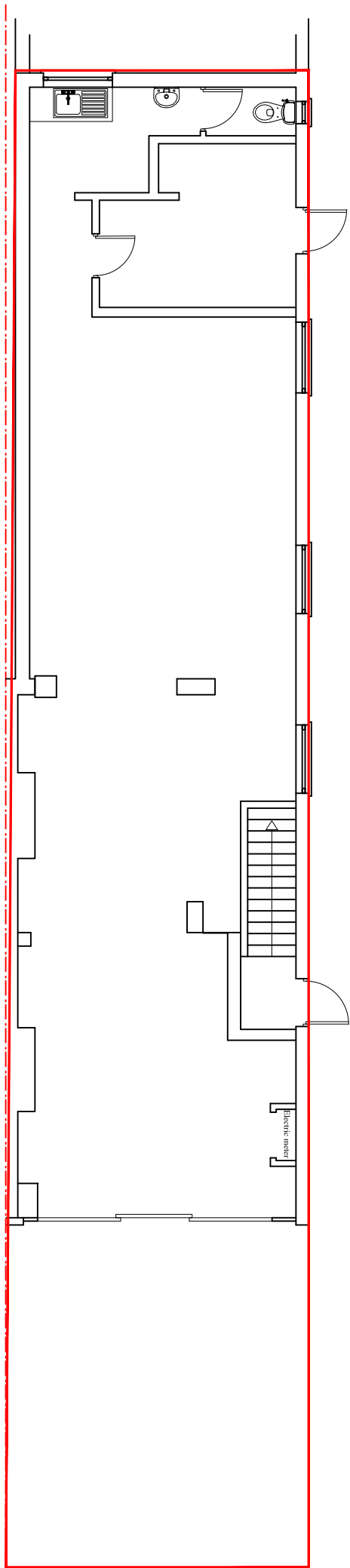
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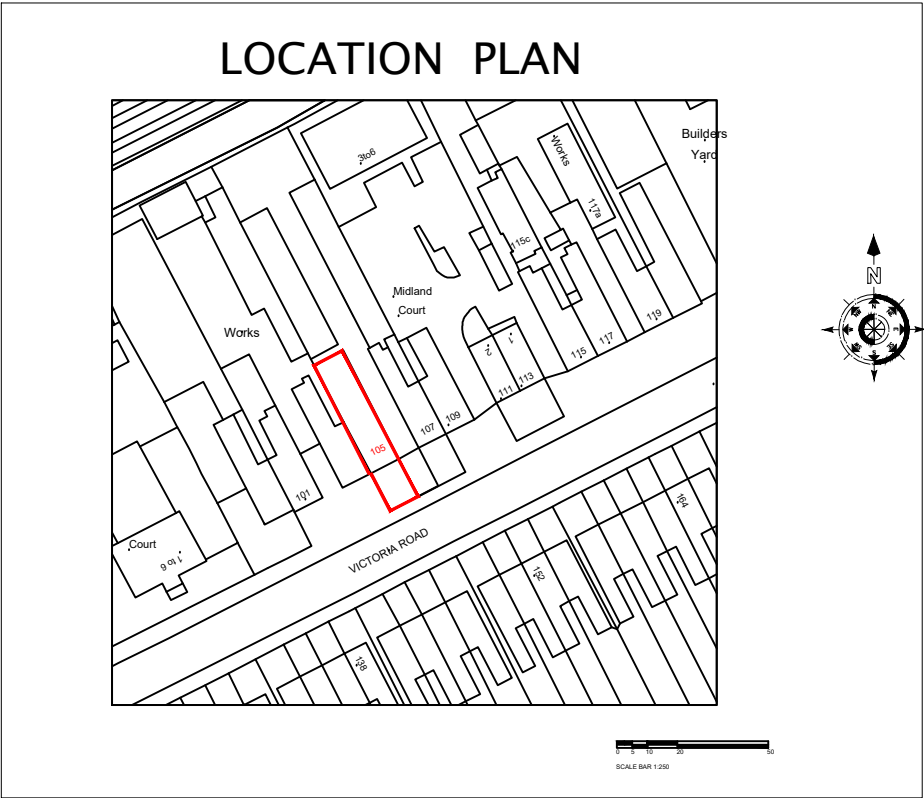
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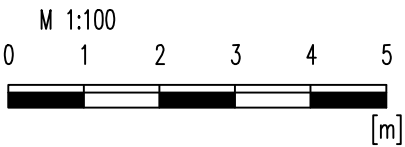




LEASE PLAN



LINE SHOWS LEASE COVERED AREA



no	revision	date	control
project	105 VICTORIA RD ROMFORD RM1 2LX		
drawing title	LEASE PLAN		
scale	1/100#PA3		
date	OCT' 2023		
dw.no	H.CIN-10-LP01		