

## FOR SALE

### 168/168b RUSH GREEN ROAD

### ROMFORD

### ESSEX

### RM7 0JU

## MIXED USE FREEHOLD

## INVESTMENT



These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

## Location

The building is located in a prominent secondary retail parade at the A124 (Rush Green Road)/Dagenham Road junction.

Romford Town Centre and mainline station is within walking distance and the building is also served by the following bus routes:

- 5 – Canning Town
- 103 - Rainham
- 128 - Claybury Broadway
- 175 - Dagenham
- N15 – Trafalgar Square



## Accommodation

The available accommodation comprises of a ground floor retail unit divided into two half shops below 1x 2 bedroom self contained first floor flat benefiting from two entrances.

To the rear there is a brick built rear workshop currently used as a motorcycle MOT testing station.

Approximate ground floor areas as follows:

	Sq.ft.	Sq.m.
168 (shop & premises)	247	22.94
168b (shop & premises)	243	22.62
Workshop	300	27.87

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

## Schedule of Income and Tenancies

### 168 Rush Green Road RM7

We understand the unit is let by way of a standard Law Society agreement to Mr M Ghandour for a term of 5 years from 22 June 2019 at an annual rental of £6,600 per annum inclusive of building insurance.

### 168b Rush Green Road RM7

We understand the unit is let by way of a standard Law Society agreement commencing 1 March 2019 at an annual rental of £6,354 per annum inclusive of building insurance.

### First floor flat

We understand that the current tenant Mrs Houghton has been in occupation for over 40 years and is now on a 9 year 'until death' lease. Mrs Houghton is 95 years old.

A weekly rental of £195 is paid directly to the Freeholder by LBoHaverling.

The flat will require modernisation.

### Rear workshop

Currently let as a motorcycle MOT testing station for a term of 8 years from 1 October 2012 at an annual rental of £2,800 per annum exclusive. Renewal negotiations are taking place.

## Terms

### Tenure

Freehold subject to the above mentioned Tenancies.

### Price

£380,000. A purchase at this price represents a gross initial yield of 6.8% before purchasers costs.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

### Legal costs

The purchaser is to be responsible for the vendors reasonable legal costs incurred in this transaction.

### EPC

An EPC is available upon request.

### Viewing

Strictly by appointment via this office.

