

lot 2

53-55 South Street
Romford, Greater London RM1 1NL

Rent
£42,000
per annum
exclusive

Freehold Retail Investment

- Let to Evans Retail Properties Limited
- Prime pedestrianised town centre location
- Approximately 50 metres from the major Liberty Shopping Centre and close to The Brewery Shopping Centre

- Nearby occupiers include Marks & Spencer, Primark, Greggs, Superdrug and Nationwide Building Society



On the instructions of T Perkin and C Hayes-Hall of CBRE Limited acting as Joint Fixed Charge Receivers **CBRE**

Location

Miles: 13 miles north-east of the City of London
7 miles south-west of Brentwood
Roads: A1251, A125, A126, A118, A12
Rail: Romford Railway Station (17 minutes direct to London Liverpool Street)
Air: London City, London Stansted, London Southend and London Gatwick Airport

Situation

The property is situated in the heart of this popular market town on the east side of the busy pedestrianised South Street and close to the major 100+ unit Liberty Shopping Centre and The Brewery Shopping Centre. Neighbouring occupiers include Marks & Spencer, Primark, Greggs, Superdrug, Nationwide Building Society and Burger King.

Description

The property comprises a ground floor retail unit and retail and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale as agents and without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	171.70 sq m (1,848 sq ft)	EVANS RETAIL PROPERTIES LIMITED (1)	5 years from 25/12/2014 on a full repairing and insuring lease (2)	£42,000	24/12/2019
First	Retail/Ancillary	154.18 sq m (1,659 sq ft)				
Totals		325.88 sq m (3,507 sq ft)			£42,000	

- (1) Evans Retail Properties Limited is a subsidiary of Arcadia Group Brands Limited which also owns brands including Miss Selfridge, Wallis, Topshop and Topman and Dorothy Perkins. (Source: www.arcadiagroup.co.uk)
(2) The lease provides for a mutual option to determine the lease on 24/12/2016.

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

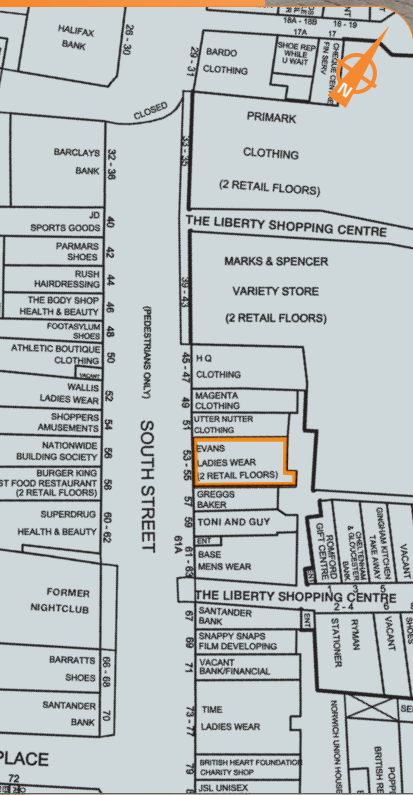
Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

DLA Piper
Princes Exchange, Princes Square, Leeds LS1 4BY.
Tel: +44 (0)113 369 2304 / (0)113 369 2053.
Email: ruth.kennedy@dlapiper.com
emma.widdowson@dlapiper.com
Ref: Ruth Kennedy/Emma Widdowson.



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