

# 5/6 Old Mill Parade, Victoria Road Romford, Greater London RM1 2HU

lot 17

**Town Centre Retail Investment**

- Two Mid Terrace Retail Units
- Close to Romford Railway Station (17 mins to London Liverpool Street)
- Located within busy London Suburb

Rent  
£31,910 p.a.x.  
(gross)  
£29,910  
p.a.x. (net)



**Location**

Miles: 13 miles north-east of the City of London  
7 miles south-west of Brentwood

Roads: A1251, A125, A126, A18, A12

Rail: Romford Railway Station (17 minutes direct to London Liverpool Street)

Air: London City, London Stansted and London Southend

**Situation**

The property is situated in the heart of this busy commuter town, on the northern side of Victoria Road, just off the popular South Street. Romford Railway Station is within a two minute walk and provides direct services to London Liverpool Street. Nearby occupiers include LIDL, Haart, Fitness First and a number of local retailers.

**Description**

The property comprises two mid terrace ground floor retail units, with 5 Old Mill Parade benefitting from first floor ancillary accommodation which runs over Units 4, 5 and 6.

**Tenure**

Long Leasehold. Held for a term of 250 years from 21/11/2005 until 20/11/2255 at a fixed rent of £2,000 p.a.

**VAT**

VAT is not applicable.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
5	Ground First	Retail	28.41 sq m (306 sq ft)	<b>INDIVIDUALS t/a Your Move Estate Agents (1)</b>	9 years from 01/11/2013	£19,950	01/11/2018 (31/10/2022)
		Ancillary	76.40 sq m (822 sq ft)				
6	Ground	Retail	26.08 sq m (281 sq ft)	<b>INDIVIDUAL t/a Victoria Nails</b>	12 years from 17/05/2009	£11,960	16/05/2017 (16/05/2021)
<b>Totals</b>			<b>130.89 sq m (1,409 sq ft)</b>			<b>£31,910</b>	

(1) Your Move Estate Agents are the UK's biggest single brand estate agent with a network of 285 branches managing in excess of 33,000 properties for landlords throughout the UK. (Source: www.your-move.co.uk 13/09/2016)

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