

# Lot 4

£55,000 per annum exclusive

## 52 South Street, Romford, Greater London RM1 1RB Freehold Retail Investment



### Key Details

- Let to Haven House Foundation
- 10 year lease expiring April 2026 (subject to option)
- Pedestrianised trading location between The Brewery and Liberty Shopping Centres with nearby occupiers including Primark, Marks & Spencer, Boots the Chemist, GAP, Tesco Express, H&M, WHSmith, Topshop and Costa
- Located close to Romford Station in popular Greater London suburb

### Location

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

### Situation

The property is situated on the south-western side of the pedestrianised South Street, opposite The Liberty Shopping Centre and fronting the Brewery Shopping Centre. The Liberty and Brewery Shopping Centres together house retailers including Marks & Spencer, Boots the Chemist, H&M, WHSmith, Topshop, Costa and Sports Direct. Other nearby occupiers include Tesco Express, GAP, JD Wetherspoon, Superdrug, Greggs and JD Sports.

### Description

The property comprises a well configured ground floor shop with ancillary accommodation on the first, second and third floors.

### Tenure

Freehold.

### VAT

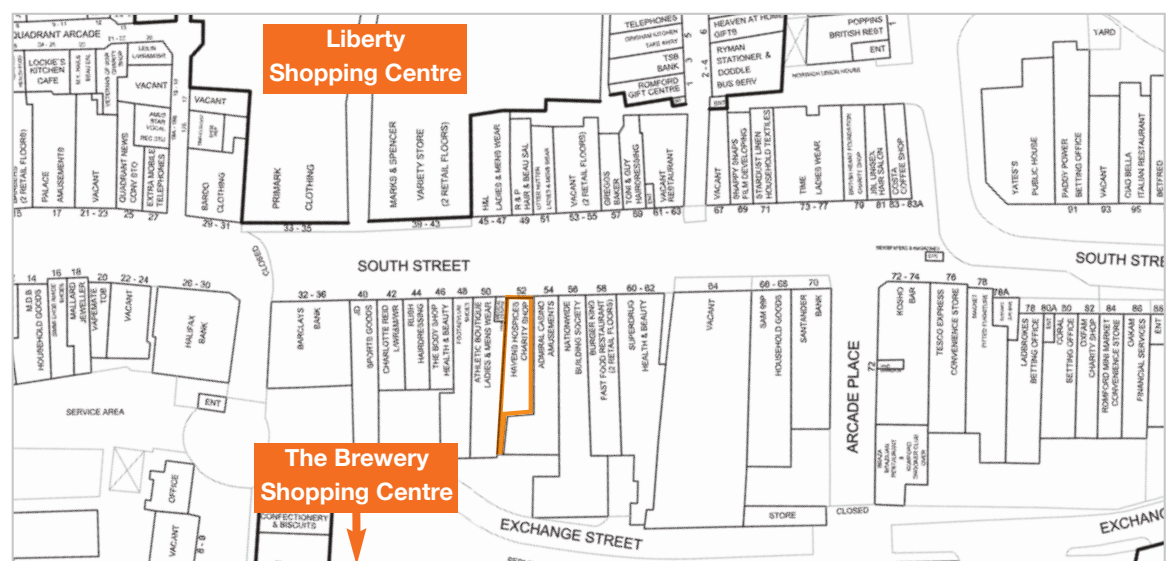
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	152.26 sq m (1,639 sq ft)	HAVEN HOUSE	10 years from	£55,000	29/04/2021
First	Ancillary	33.90 sq m (365 sq ft)	FOUNDATION (1)	29/04/2016 until		
Second	Ancillary	45.52 sq m (490 sq ft)		28/04/2026 (2) on a		
Third	Ancillary	46.45 sq m (500 sq ft)		full repairing and insuring lease (3)		
<b>Total</b>		<b>278.14 sq m (2,994 sq ft)</b>			<b>£55,000</b>	

- (1) Haven House Children's Hospice was founded in the early 1990s, with the aim of providing care to life-limited children and their families at no cost to them. They now operate from five shops in Chingford, Epping, Leytonstone, Loughton and Romford (Source: www.havenhouse.org.uk 08/06/2018).
- (2) The lease provides for a tenant option to determine on 29th April 2021.
- (3) The lease is subject to a Schedule of Condition.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Seller's Solicitors: Dentons**  
Alex Coulter  
+44 (0)20 7634 8728  
alex.coulter@dentons.com