

# Lot 24

£23,700 Per Annum  
Exclusive

## 169 South Street, Romford, Greater London RM1 1PS Freehold Retail and Residential Ground Rent Investment

The tenant is currently shop fitting and is due to open on 15th September 2021



### Key Details

- Shop let to Karina's Diamond Limited t/a Karina's Diamond
- New 10 year lease from June 2021 (subject to option)
- Prominent location opposite Lidl, close to McDonald's and 100m from Romford Station
- Benefits from New Crossrail/Elizabeth Line from Romford

### Location

Miles: 7 miles south-west of Brentwood  
15 miles east of London

Roads: A12, M25

Rail: Romford (Overground, TFL, & GreaterAnglia)

Air: London City Airport

### Situation

Romford is a popular commuter town approximately 13 miles north-east of the City of London with excellent communication links via the A12, M25 and by rail (Overground, TFL, & GreaterAnglia). The property is located in a prominent position on the east side of South Street, forming part of Station Parade, approximately 100m from Romford Station which will benefit from the new Crossrail/Elizabeth Line, which has resulted in substantial investment and development recently within the area. Nearby occupiers include Lidl, which is located opposite the property, McDonald's, MyDentist, Londis and various independent shops, cafe's and restaurants.

### Description

The property comprises a three storey building, arranged as a newly fitted ground floor shop with self contained residential accommodation on the upper parts, let on long leases.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

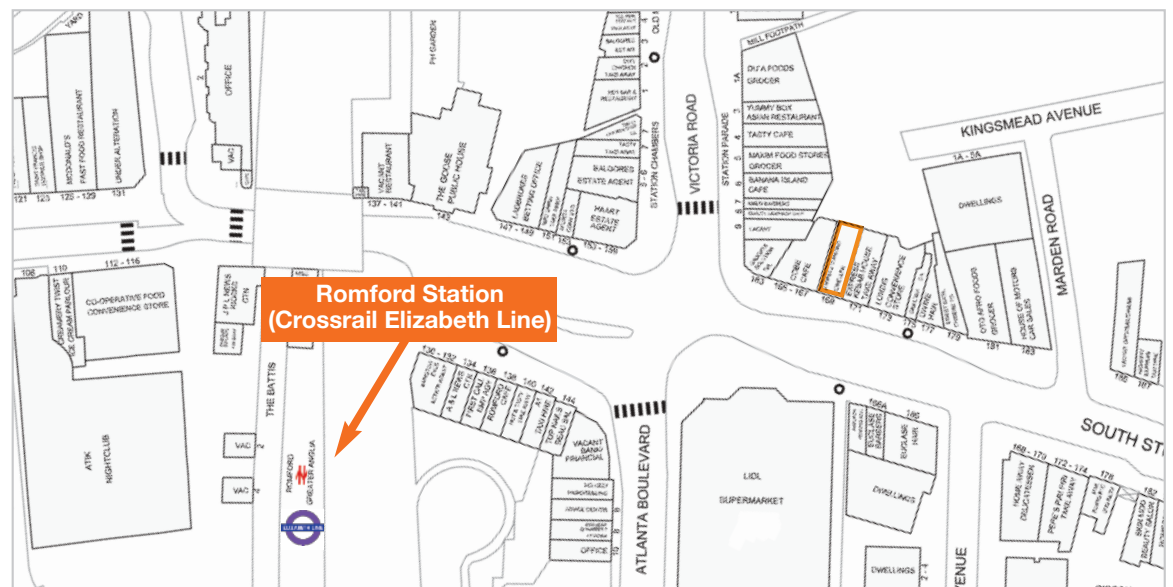
C. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

## Tenancy and accommodation

| Floor                        | Use              | Floor Areas (Approx)          | Tenant                  | Term  | Rent p.a.x.    | Review                                |
|------------------------------|------------------|-------------------------------|-------------------------|---|----------------|---------------------------------------|
| Ground                       | Retail/Ancillary | 67.72 sq m (729 sq ft)        | KARINAS DIAMOND LIMITED | 10 years from 04/06/2021 until 03/06/2031 (1) | £23,500        | 03/06/2025 and four yearly thereafter |
| First                        | Residential      | -                             | INDIVIDUAL              | 125 years from 08/12/2014                     | £100           | -                                     |
| Second                       | Residential      | -                             | INDIVIDUAL              | 125 years from 08/12/2014                     | £100           | -                                     |
| <b>Total Commercial Area</b> |                  | <b>67.72 sq m (729 sq ft)</b> |                         |   | <b>£23,700</b> |                                       |

(1) The lease provides for a tenant option to determine on 03/06/2026.

NB: The seller has served notices on the residential tenants, pursuant to section 5B of the Landlord & Tenant Act 1987.



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