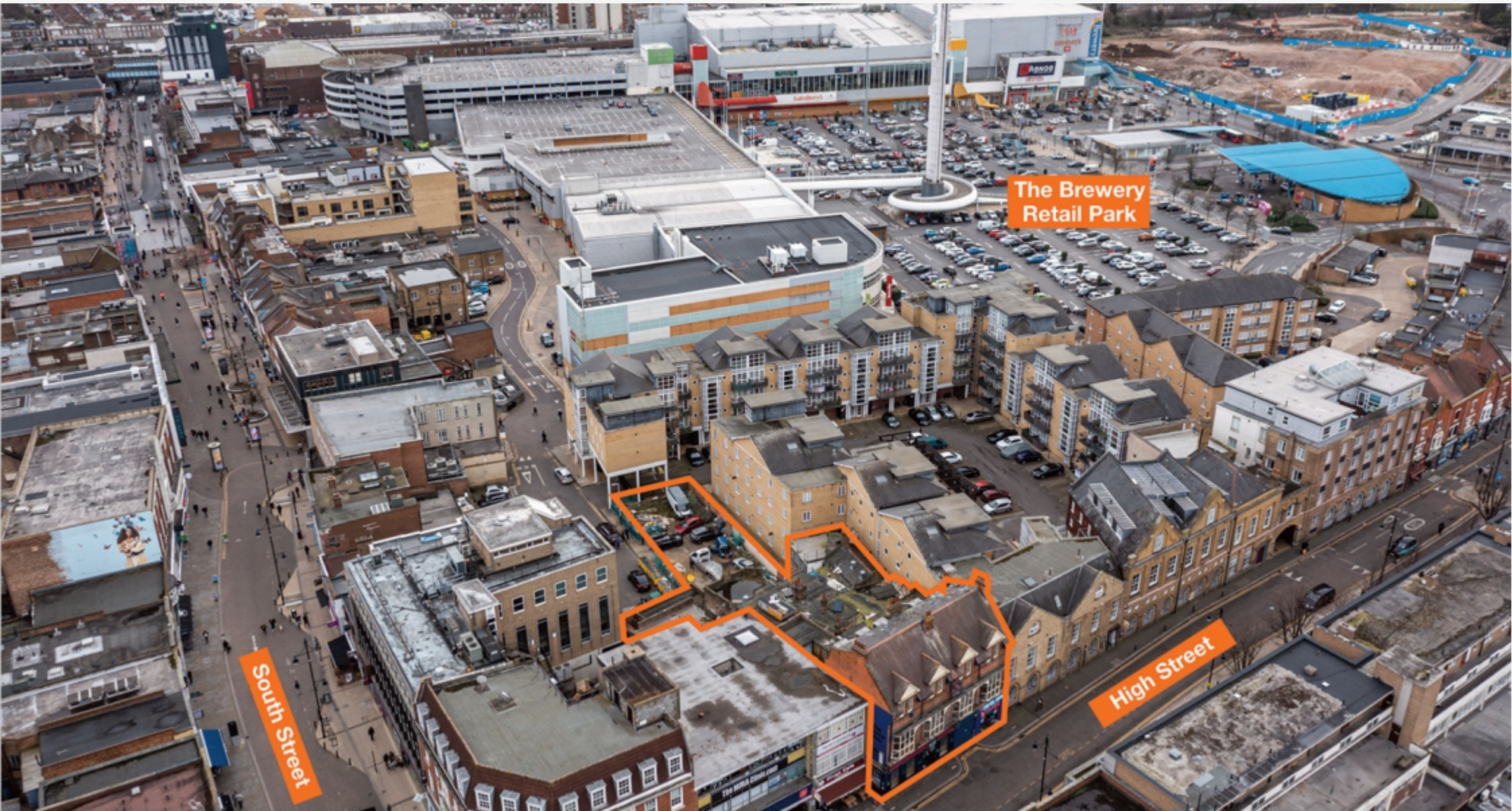


Lot 33, Former The Bitter End PH, 15-17 High Street, Romford,

Greater London RM1 1JU

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Freehold Public House with Development Potential

www.acuitus.co.uk

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Property Information

Freehold Public House with Development Potential

- Substantial Former Public House with Car Park
- Residential Development Potential (subject to consents)
- Cross Rail Town
- Includes a Retail Unit Producing £36,000 p.a.x.
- Prominent High Street Position
- 50 Metres from Romford Market
- Close to The Liberty Shopping Centre and The Brewery Retail Park
- Approximate Site Area of 0.11 Hectares (0.27 Acres)
- 400 Metres from Romford Cross Rail Station

Lot 33
Auction 31/Mar/2022

Rent
£36,000 per Annum Exclusive
Majority Vacant Possession

Sector Public House
Status Available

Auction Venue
Live Streamed Auction

Location

Miles 12 miles north east of the City of London
Roads A125, A1251, A12,
Rail Romford Railway Station (Liverpool Street in 17mins)
Air London Stansted Airport, London City Airport, London Southend Airport, London Heathrow Airport

Situation

Romford is an historic Market Town now part of the London Borough of Havering and a major commercial, retail and leisure location with excellent communication links to Central London. The property is prominently situated on the south side of High Street close to the junctions of the prime pedestrianised South Street, Market Place and approximately 400 metres north of Romford Cross Rail Station.

Tenure

Freehold.

Description

The property comprises a substantial former Public House comprising Ground, Lower Ground, First Second and Third floors and a rear car park accessed from Exchange Street. Part of the Ground floor is fitted out and let as a retail unit.

VAT

VAT is applicable to this lot.

Planning

The property is not listed by Historic England and is not situated in a Conservation Area. The property does also not appear on The London Borough of Havering's list of Assets of Community Value (ACV). The property may be suitable for a substantial residential redevelopment (Subject to Consents). A feasibility study for a 35 unit residential scheme is available in the legal pack.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

Completion Period

Six week completion

EPC

Band D.

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Lower Ground Ground (Part) First Second Third	Former Public House	677.00 sq m 515.00 sq m 136.00 sq m 138.00 sq m 261.00 sq m	(7,285 sq ft) (5,510 sq ft) (1,463 sq ft) (1,485 sq ft) (2,815 sq ft)	VACANT POSSESSION			
Ground (Part)	Retail	57.90 sq m	(623 sq ft)	B&K FISH LIMITED (CRN 13277895) t/a Fresh Fish (1)	5 years from 01/05/2021	£36,000	30/04/2026
Total Approximate Floor Area		1,784.90 sq m	(19,181 sq ft)			£36,000	

(1) As to the retail unit the rent commencement date is 01/05/2021 and the lease provides for the rent to be paid monthly.

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September 2020