

# FOR SALE FREEHOLD - DETACHED INDUSTRIAL/WORKSHOP UNIT WITH RESIDENTIAL REDEVELOPMENT ANGLE (STPP)

245-249 SOUTH STREET, ROMFORD, ESSEX, RM1 2BE  
7,969 SQ.FT ( 740.34 M<sup>2</sup> )



## Key Features

- Minimum eves 5.094m
- Secure gated yard
- 3 phase power
- Gas supply

## Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria.

Contact:

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Ravi Kataria

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## Location

The property is centrally located on South Street behind Halfords Autocentre, close to it's junction with Thurloe Gardens (A1251), and approximately 0.3 miles South of Romford Rail Station, which is to be subject to the new Crossrail scheme.

The understand that property is included within the Romford Strategic Development Area within the draft Havering Local Plan 2016/2031. Interested parties are advised to undertake their own due diligence with regards to the planning potential of the site.

## Accommodation

Accommodation comprises a detached warehouse with a surplus secured yard on a site which we understand measures approximately 0.22 acres in total. The unit is arranged over ground and first floor levels, with the former providing a production area and cold storage fridges, and the latter as a mezzanine serving ancillary offices, staff facilities and WC's, along with some additional storage space. We are advised of the following approximate Gross Internal Area (GIA):

Ground Floor	4,492 sq.ft ( 417.32 m <sup>2</sup> )
Mezzanine	3,477 sq.ft ( 323.02 m <sup>2</sup> )
Total	7,969 sq.ft ( 740.34 m <sup>2</sup> )

## Lease Terms

We are advised that the property will be sold freehold with vacant possession.

## Price

Unconditional offers are sought in excess of £1,500,000.00 Subject to Contract for the freehold interest with the benefit of vacant possession.

## Rates

Rateable Value	£40,250
UBR 2020/2021	51.2p
Rates Payable	£20,608
Interested parties are advised to verify these figures with London Borough of Havering on 020 8430 3250.	

## VAT



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These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.

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Value Added Tax is applicable in respect of this property.

**Service Charge**

A service charge is not applicable in respect of this property.

**Energy Performance Asset Rating**



**Legal Costs**

Each party to bear their own legal costs.