

*New to the Market*

## Attention Developers/Investors

### Freehold For Sale

- Tenanted Shop and Large 1st floor flat
- Prominent Corner Property
- Planning granted to create 3 bed (91 m<sup>2</sup>), 2 bed (55 m<sup>2</sup>)
- Conversion and Mansard
- 7-minute walk to Manor Park Station (Elizabeth Line)
- Shop prod, £14,000 pax.
- Advertising Hoarding Opportunity for Extra Income
- Asking £700,000

831 Romford Road, Manor Park  
London E12 6EA



**Location:**

831 Romford Road is situated in the heart of Manor Park, a vibrant and diverse neighbourhood in East London. Positioned along the bustling Romford Road (A118), a key arterial route connecting Ilford and Stratford, the property benefits from high footfall and excellent visibility. The area is characterised by a mix of residential and commercial properties, with numerous independent retailers, eateries, and essential services contributing to its dynamic atmosphere.

Transportation links are a notable advantage of this location. Manor Park railway station, served by the Elizabeth Line, is within walking distance, offering swift connections to central London and beyond. Additionally, several bus routes operate along Romford Road, enhancing accessibility for commuters and visitors alike.

The property's proximity to local amenities, including shops, restaurants, and community facilities, makes it an attractive proposition for both commercial and residential purposes. The area's ongoing development and regeneration efforts further underscore its potential as a strategic investment opportunity.

In summary, 831 Romford Road offers a prime location in a well-connected and thriving part of East London, making it an ideal choice for businesses seeking prominence and accessibility in a lively urban setting.

**Description:**

Comprising a retail unit trading as a nail salon, rear stores with a kitchen and a large 3-bedroom flat on the 1<sup>st</sup> floor with access from the side road.

**Tenure:** Freehold subject to existing shop tenancy

**Tenancy information:**

Shop 60m<sup>2</sup> (700 ft<sup>2</sup>) – Let to a **Sabs Hair & Beauty** on a lease at a passing rent of **£14,000 pax**,

**Vacant Upper Floor & Planning**

The 1<sup>st</sup> floor consists of a large 3-bed flat currently vacant.

Planning was granted from Newham planning under app: 21/00064/FUL and is still live, to reconfigure the rear ground floor and 1<sup>st</sup> floor to a 3-bed maisonette and build a loft conversion with a mansard roof and rear dormer to create a 1-bedroom flat

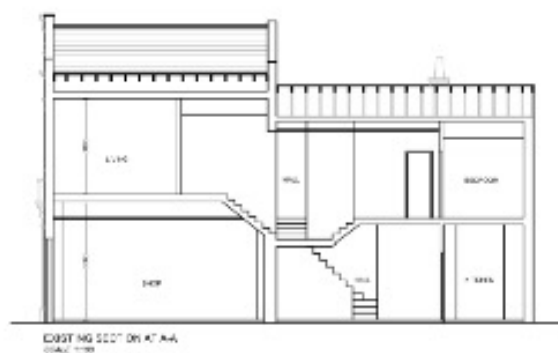
Unit 1 – 3 Bed Maisonette – 91m<sup>2</sup> (979 ft<sup>2</sup>)

Unit 2 – 1 Bed Flat – 55 m<sup>2</sup> (592 ft<sup>2</sup>)

**Plans and other documents are available upon request**

**Price**

Offers sought in the region of **£700,000**, subject to contract, for the freehold interest.







**VAT:**

The property is not eligible for VAT

**Legal Costs:**

Each party to pay for their own legal fees

**Anti-Money Laundering**

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing strictly by appointment via sole agents**

**Jason Grant**

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