

TO LET

Prominent Corner Premises & Forecourt

Class E Use

Ground - 1310 ft² (122 m²)

First - 828 ft² (77 m²)

- Highly visible **corner position** in an established parade
- **Front forecourt area**
- Arranged over **ground and first floors** (internal staircase)
- **Refurbishment/renovation required**
- Flexible **E Class** use – retail / café / restaurant / clinic / office, see p3 for list
- **New FRI lease** available
- **£40,000 per annum exclusive**
- **Three-month rent-free period** for fit-out works

64 Victoria Road, Romford,
Essex RM1 2JH



Location:

The property occupies a highly prominent corner position within an established local parade, surrounded by independent retailers, cafés and services, and serving a densely populated residential catchment with strong passing trade. It is **just a short walk from Romford town centre**, which is recognised as one of Greater London's key metropolitan centres. The area benefits from excellent transport links. Romford railway station is located in the heart of the town centre and provides frequent services via the **Elizabeth line** and other main lines.

The town forms a major bus hub with routes connecting to Stratford, Dagenham, Canning Town and surrounding suburbs. Road access is strong via the nearby A12 trunk road and the A118, providing convenient connections to London and the surrounding region

Property Description:

A **prominent corner premises** arranged over **ground and first floors**. The **ground floor** provides a generous open-plan trading area with ancillary accommodation to the rear, including **kitchen, scullery and cold store**. The **first floor**, accessed via an **internal staircase**, offers a series of rooms suitable for **offices, treatment rooms or staff accommodation**, together with **kitchen and WC** facilities.

There is an **external forecourt to the front**, suitable for **customer seating or display** (subject to any necessary consents). The premises are presented in **shell condition**, ready for tenant fit-out under **Class E** use.

Ground Floor

Main ground floor:	936 ft ²	(87 m ²)
Outbuilding / Scullery:	182 ft ²	(16.94 m ²)
Kitchen (GF):	103 ft ²	(9.61 m ²)
Cold Store:	86 ft ²	(7.95 m ²)
Total Ground Floor:	1,310 ft²	(122 m²)

First Floor

Room 1 (Front):	240 ft ²	(22.32 m ²)
Room 2:	111 ft ²	(10.30 m ²)
Room 3:	58 ft ²	(5.37 m ²)
Room 4:	95 ft ²	(8.80 m ²)
Kitchen (FF):	106 ft ²	(9.86 m ²)
Shower room / WC:	40 ft ²	(3.69 m ²)
Hallway:	179 ft ²	(16.59 m ²)
Total First Floor:	828 ft²	(77 m²)
Overall Total:	2,138 ft²	(199 m²)

Areas are approximate



Class E (Commercial, Business & Service).

Permitted Uses Include:

Retail & Showrooms

Shops, boutiques, convenience stores, hair & beauty salons, barbers, pharmacies, florists, travel agencies, dry cleaners, and non-sorting post offices.

Food & Drink (on-premises)

Cafés, coffee shops, restaurants, brasseries, and dessert parlours.

Offices & Professional Services

Estate agents, accountants, solicitors, architects, financial advisors, recruitment agencies, business consultancies, and co-working spaces.

Leisure & Fitness

Gyms, yoga & pilates studios, personal training spaces, indoor fitness and recreation.

Medical & Health Services

Doctors, dentists, physiotherapists, chiropractors, optometrists, wellness and therapy clinics.

Childcare & Educational

Nurseries, crèches, day centres, and non-residential education or training facilities.

This information is provided for general guidance only. Prospective occupiers should confirm permitted use with the local planning authority.

Terms

- **Rent: £40,000 per annum exclusive (pax)**
- Lease: New FRI lease on flexible terms
- Incentive: **Three-month rent-free period for tenant fit-out** (subject to covenant/lease length)
- Term: By negotiation (typically 5–10 years), upward-only rent reviews at every 5th year
- Business Rates: To be re-assessed following refurbishment
- EPC: To be provided
- Legal Costs: Each party to bear their own

Reference & Credit Checks

A charge of **£350 + VAT** may be payable for taking up references on behalf of proposed tenants; this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord. AML ID checks will be required for proposed tenants

Holding Deposit

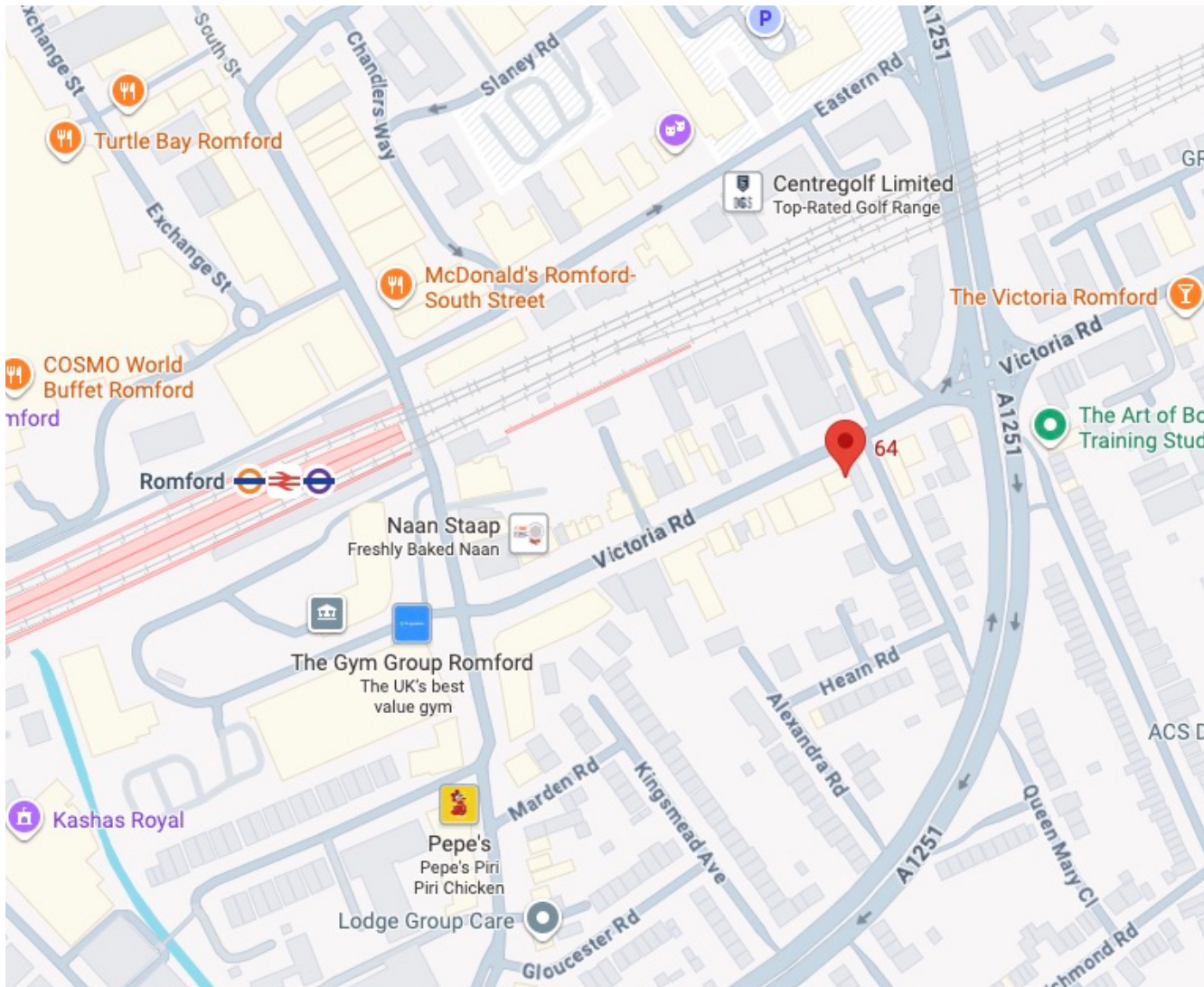
Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of **£2000**. This deposit is non-refundable, except in the following circumstances: if the vendor withdraws, if clear title cannot be proven, or if the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing - Strictly by Appointment via sole agents

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