

# ROMFORD

**PROMINENT DETACHED DOUBLE RETAIL UNIT  
WITH UPPER PARTS, REAR STORAGE AND FORECOURT CAR PARKING  
(SUITABLE FOR A VARIETY OF USES INCLUDING REDEVELOPMENT)  
FREEHOLD FOR SALE**



**92-94 MAWNEY ROAD, ROMFORD, ESSEX RM7 7JB**



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ

## Location

The subject property occupies a prominent and convenient location on the North Side of Mawney Road, a very busy access route between Romford Town Centre & the A12.

## Description

The property comprises two prominent adjacent & interconnected retail units with upper parts, rear storage and forecourt parking.

### 92 Mawney Road

Area	32.47 sqm
Rear Storage	67.57sqm including WC
First Floor	51 sqm

### 94 Mawney Road

Retail Area 30.14 sqm  
(stairs to entire 1<sup>st</sup> Floor)

Rear of retail	19.16 sqm
Rear Storage	40.712 sqm
Lean to	15 sqm

External store immediately behind Ground Floor – 54sqm

Small grassed area to R/O 94 Mawney Road

Outside covered store – 29.46 sqm

Plus storage containers inside yard area

Indicative site plan attached for information only. Purchasers are to rely on their own inspection

## Tenure

Freehold for Sale with full vacant possession

## Price

£725,000 subject to contract

## Business Rates

Via LBH Tel: 01708 434 343

## Legal Costs

Each party to pay their own costs

## Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

## EPC

To follow

## GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VIEWING

Strictly by appointments via agent



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