

For Sale

317 Brentwood Road,

Romford, Essex, RM2 5SX



Key Highlights

- Semi-detached
- Shop with 1 bed maisonette
- Shop area 285 ft²
- Rear vehicular right of way

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
Chelmsford CM1 1BT

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Location

The premises are located equidistant on this major thoroughfare between it's junction with Main Road and South Street.

In particular, the property is located at the junction of Brentwood Road with Salisbury Road.

Description

A traditional brick & rendered built semi-detached property offering a self-contained shop with forecourt, 1 bed maisonette to the rear and over with enclosed yard and separate store / garage with rights of vehicular access from Salisbury Road.

Accommodation

Depth (overall) 19'6"

Width (max) 14'6"

Combined floor area 285 sqft

Including kitchenette area with wc off.

Self – contained living accommodation comprising:-

Ground floor kitchen with bathroom off
Stairs to first floor comprising of 2 rooms.

Rear enclosed yard

Detached garage / store with vehicular access to Salisbury Road.

Business Rates

We are advised the current assessment is RV £4,150

Services

Interested parties are advised to make their own enquiries of the relevant service providers.

Terms

Offers are sought in the region of £435,000 for our client's freehold interest with vacant possession upon completion.

Alternatively, the existing tenants could remain in situ upon new terms agreed with the purchaser.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Viewing and further information

Strictly by prior appointment with the Sole Agent

Savills Chelmsford

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2nd November 2021

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