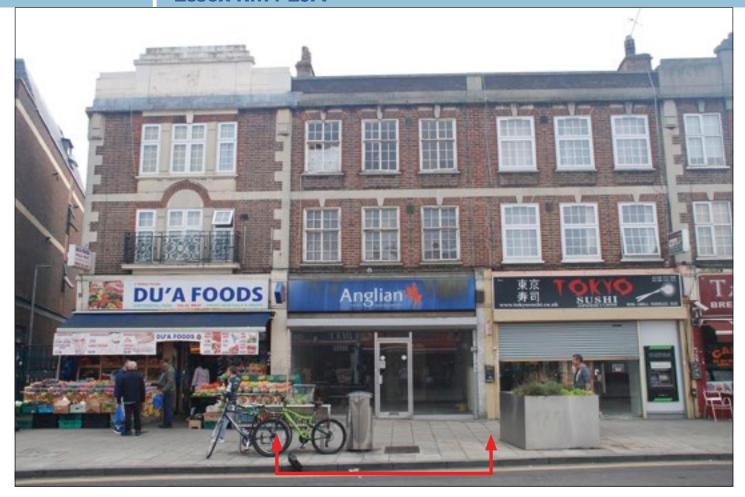
LOT 7

2 Station Parade, Victoria Road, Romford, Essex RM1 2JA

*Reserve below £400,000 6 WEEK COMPLETION



SITUATION

Located close to the busy junction with South Street in this established local parade close to **The Money Shop**, **Fitness First**, **Haart Estate Agents**, **Ladbrokes** and **Lidl**, approx. 500 yards of **The Liberty Shopping Centre** and approx. 150 yards to Romford Station (Overground & Greater Eastern Main Line).

Romford lies approx. 13 miles east of central London with easy access to the North Circular Road A406 and the M25 (Junction 29) via the A12 Eastern Avenue.

PROPERTY

A mid-terraced building forming part of a parade comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at first and second floor level which are both in need of modernisation.

VAT is applicable to this Lot (on commercial element only)

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & 2 Flats

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



ACCOMMODATION Ground Floor Shop

Built Depth

Ground Floor Shop	
Gross Frontage	
Internal Width	

18'4" 16'6" 56'10"

3 WCs First Floor Flat 3 Rooms, Kitchen, Bathroom/WC Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VENDOR'S SOLICITORS Laytons LLP – Tel: 020 7842 8000 Ref: M. Reis – Email: mark.reis@laytons.com