1-3 STATION ROAD
HAROLD WOOD
ROMFORD, RM3 0BP

MIXED USE REDEVELOPMENT OPPORTUNITY
FREEHOLD FOR SALE

- Prominent New Retail Unit(s) with 6 Residential Apartments above.
- 3,045 sq. ft. retail and 6 no. 2 bed flats (ranging from 815 ft² to 1,022 ft²) and totaling 5,393 ft² GIA.
- Opposite Harold Wood Station (New Crossrail Station), nr ROMFORD.
- Area subject of current gentrification/new residential and improved public transport connectivity.
**Location:**

Harold Wood is a popular residential suburb situated within the London Borough of Havering in East London. It is located midpoint (approximately 3 miles) east of Romford and west of Brentwood, close to the A12 and J28 and J29 of the M25 which provide access to London, Essex and Suffolk.

Harold Wood Train Station (Zone 6) currently provides direct trains to London Liverpool Street in 35 minutes. The Station is currently undergoing major refurbishment to coincide with the new CrossRail network system. Harold Wood will be on the Crossrail Elizabeth Line which is due to be introduced in 2020, bringing direct travel between Stratford, Liverpool Street, the West End and Heathrow Airport. The Office of Rail and Road estimate there was approximately 3 million entries and exits to Harold Wood Station in 2016-17.

The area is therefore an increasingly sought after residential suburb, served by a range of nearby local shops and larger national multiples, up at nearby Gallows Corner (A12 southern junction of Romford). Countryside have recently completed the Kings Park 1,000 home redevelopment on the former Harolds Wood Hospital and Rebus/Goldmark are undertaking the 16 unit scheme at 65 Gubbins Lane, both opposite 1-3.

**Description:**

1-3 Station Road currently trades as a travel agent and newsagents, but has the benefit of planning permission for redevelopment (REF: P1947.17 – issued 10/07/2018)

The large consented residential apartments have the benefit of a shared roof terrace above, and range in size from 815 up to 1,022 ft².

The proposed new retail unit(s) form part of a highly prominent mixed-use scheme with retail on the ground floor and 6 residential apartments above, situated on the corner of Station Road and Gubbins Lane, directly opposite Harold Wood Station and next to an existing parade of shops.

The retail space of 3,045 sq.ft. can be occupied as one or split and the configuration remains flexible. There is a secure service bay at the rear of the development for small delivery vehicles. Larger vehicles delivering to the premises will be able to use the commercial loading bay in front of the Co-op on Station Road. A number of parties have registered interest/made offers for the retail space. The current owner does not wish to be accommodated in the redevelopment scheme.

Our client’s ownership extends outside the proposed building line at ground floor level which provides the potential for an external seating area.

**Planning and Transportation:**

The property is not Listed, or in a Conservation Area, and there are no TPO’d trees on site. It is located in the Harold Wood Major Local centre.
The property currently has the benefit of a planning permission (dated 10 July 2018) for 3 retail shops totaling circa 3,045 ft\(^2\) and six apartments (3 on 1st floor and 3 on 2nd floor) totaling c.5,400 ft\(^2\) GIA, under Planning Reference (P/1947.17) and subject to a S 106 Agreement.

The implementing developer is obliged to pay £24,000 towards education facilities, and a £11,674 CIL payment (subject to indexation).

All drawings and planning documents are available upon request and can be viewed in the data room. Please contact our office for access details.

You are advised to make your own planning inquiries and contact the London Borough of Havering on 01708 433100 (Main Switchboard: 01708 434343)

**Rateable Value:**
The current premises known as 1-3 Station Road is described in the Valuation List as ‘Shops and Premises’ and has a combined Rateable Value of £13,400. Based on the proposed Uniform Business Rates of 49.3p in the £, it gives a 2019 liability of £6,606. You are advised to seek independent advices on the exemptions and reliefs applicable prior to commencement of demolition.

**Tenure/Terms:**
Freehold vacant possession interest. We are seeking expressions of interest and unconditional offers from prospective purchasers.

**Viewing:**
The existing property can be viewed from Station Road. Internal inspection can be arranged via ourselves by prior appointment.

**Contact Details:**
To discuss this opportunity in more detail please contact David Coleby 01799 522833 davidcoleby@markliell.com

Details prepared by Mark Liell
10th April 2019
SUBJECT TO CONTRACT
Proposed Ground Floor Layout

Typical Residential Layout (1st/2nd Floors)
MARK LIELL LLP DISCLAIMER 2019

Mark Liell & Son LLP for themselves and for the vendors of this property whose agents they are given notice that:-

1. The particulars as set out are a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;

2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely upon them as statements or representations of fact and must satisfy themselves or otherwise as to the correctness of each of them.

3. No person in the employment of Mark Liell has any authority to make or give any representation or warranty whatever in relation to this property;

4. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

5. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers must satisfy themselves as to the fitness of such items for their requirements.

6. The vendor is not obliged to accept the highest or any other offer received for the property.

Anti Money Laundering Legislation

The Money Laundering Regulations include Commercial Estate Agency work and require us to have anti money laundering procedures in place. Interested parties may be required to provide proof of identity and address.