RAPLEYS

rapleys.com
0370 777 6292

TO LET
Motor Dealership/Education Facility

175 London Road, Romford, Essex RM7 9DB

CONTACT **Daniel Cook**
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Callum Dickinson
07881 910312 | callum.dickinson@rapleys.com

Prominent Motor Dealership Facility

Suitable for alternative uses, subject to planning

Nearby occupiers include Tony Levoi **Vauxhall**, Romford **Suzuki** and **Peugeot**, **Citroen**, **DS**

907.83 sq m (9,770 sq ft) on 0.196 hectare (0.48 acres)

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Location

The property is prominently positioned on the A118 London Road, approximately 0.5 mile west of the intersection of the A125 Romford Ring Road and Town Centre. The nearest major road is the A12 which lies 1 mile north via A1112 Whalebone Lane. Central London lies 15 miles to the southwest via the A12.

The surrounding area comprises a mix of commercial and residential uses with a number of other motor dealers in the vicinity representing brands including **Citroen**, **Ford**, **Nissan**, **Peugeot**, **Suzuki** and **Vauxhall**.

Description

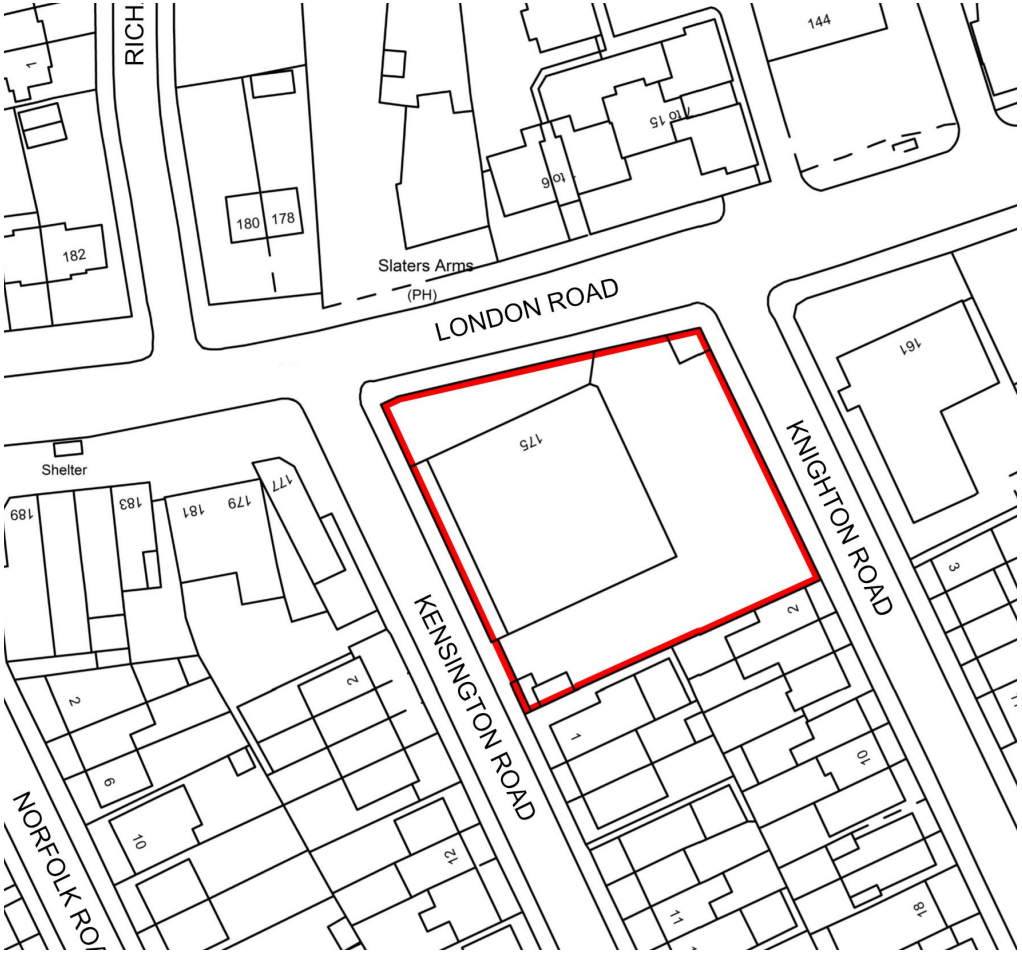
The property comprises a purpose built motor dealership facility which has been used most recently by a local college as an automotive training centre.

At the front of the property is a 5 car showroom which has a tiled floor, suspended ceiling with recessed lighting and air conditioning units. A series of offices have been formed at the side and rear which are similarly fitted.

The workshop occupies the majority of the rear of the building and has 5 workbays with access from 3 up and over doors. The workshop has a tiled floor and is lit by florescent strip lighting and translucent ceiling panels. Heating is by strip heaters.

There are a series of offices at first floor level which are fitted to a good standard, similar to the ground floor offices.

The external areas are laid to a mix of tarmac and brick paviour and the site is secured by metal fencing and a high brick wall at the rear.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showrooms/offices	288.82	3,109
Ancillary	45.27	487
First floor offices/ancillary	244.96	2,637
Total	**907.63**	**9,770**
	Hectare	Acre
Total Site Area	**0.196**	**0.48**

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The property is currently held on a lease expiring in February 2025 at a rent of £155,750 per annum.

Our client is seeking an assignment of their lease.

Rating

The property is entered in the 2017 Rating List as “College and Premises” with a rateable value of £57,000.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the Government website.

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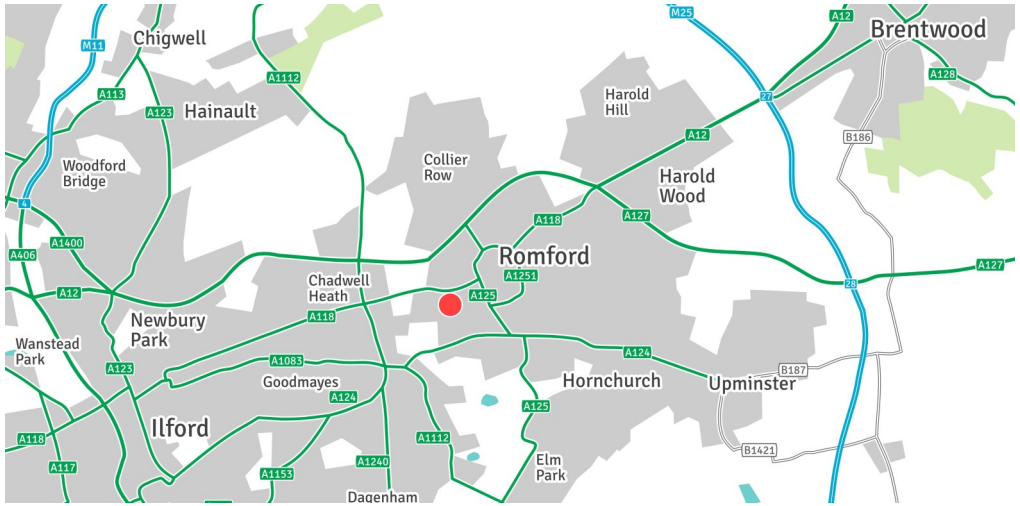

Planning

The property currently has planning consent for an educational facility under Use Class D1. We believe planning consent will be required for any other use.

Interested parties are advised to make their own enquiries with the London Borough of Havering.

Energy Performance

Energy Performance Asset Rating: TBC

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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