

## FREEHOLD VACANT PUB ON CIRCA ¼ ACRE LESS THAN 600 METRES FROM ROMFORD STATION (ELIZABETH LINE)



### DURHAM ARMS, 101 BRENTWOOD ROAD, ROMFORD, ESSEX, RM1 2EH

- Within 10 minutes walking distance of Romford Town Centre and Elizabeth Line.
- Two points of vehicular access with circa eight car parking spaces.
- Total site area approx. 0.236 of an acre or 955 sq m (10,275 sq ft).

[VIDEO TOUR](#)

[VIRTUAL TOUR](#)

**FREEHOLD FOR SALE WITH VACANT POSSESSION**  
**GUIDE PRICE £900,000 + VAT IF APPLICABLE**  
**SUBJECT TO CONTRACT – Sole selling agent**

LonF623

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Romford Town Centre  
Elizabeth Line & Railway Station



### Location

The pub lies within an area administered by the London Borough of Havering approximately 20 ½ kilometres (12 ½ miles) east of the City of London (Bank Station). It fronts the north side of Brentwood Road at its mini-roundabout junction with Albert Road and Park Lane. A parade of shops is located within close proximity and the amenities of Romford town centre including 'The Brewery' leisure and retail complex and railway station lie less than 600 metres to the north west. The station provides frequent services into central London with the fastest journey time being around 17 minutes into London Liverpool Street.

Location plans are attached.

### Description

A detached two storey property, built over part basement beneath a parapet wall. The property benefits from a large garden to the rear in addition to parking for circa eight cars. The ground floor and basement require refurbishment and have been partially stripped out to shell condition except for a bar servery. The upper parts benefit from self-contained access. The accommodation can be summarised as follows:-

Ground Floor	Largely open plan trading, the central bar servery remains. Former set of customer wc's lie to the rear of the trading area.
Basement	Ancillary storage areas and former cold beer store.
First Floor	In use as residential accommodation, subdivided into two separate self-contained flats. Flat 1 – four rooms, kitchen and bathroom with separate wc. Flat 2 – one bedroom, kitchen-diner and a shower room with wc.

A site plan and a set of floor plans are attached.

We have been advised that the property has the following approximate gross internal areas:-

<b>Ground floor</b>	193 sq m (2,077 sq ft)
<b>First floor</b>	117 sq m (1,259 sq ft)
<b>Basement</b>	Not measured
<b>Total</b>	310 sq m (3,336 sq ft) excluding basement

<b>Building Footprint</b>	213 sq m ( 2,291 sq ft)
<b>Total Site Area</b>	955 sq m (10,275 sq ft) or 0.236 of an acre (Nimbus Maps)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Planning

From enquiry of the London Borough of Havering, we have established that the property is locally listed but is not situated within a conservation area.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £13,750.

## Basis of Sale

Seeking offers in the region of £900,000 for the freehold interest with vacant possession upon completion. VAT in addition, if applicable.

## Further Information & Viewings

You are encouraged to undertake a Video Tour or Virtual Tour prior to attending the viewing by clicking / taping on the below buttons. Please note that both of these tours were prepared on Thursday 30<sup>th</sup> June 2022.

**VIDEO TOUR**

(6.28 YouTube video)

**VIRTUAL TOUR**

For further information or organise a viewing, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



## Site Plan



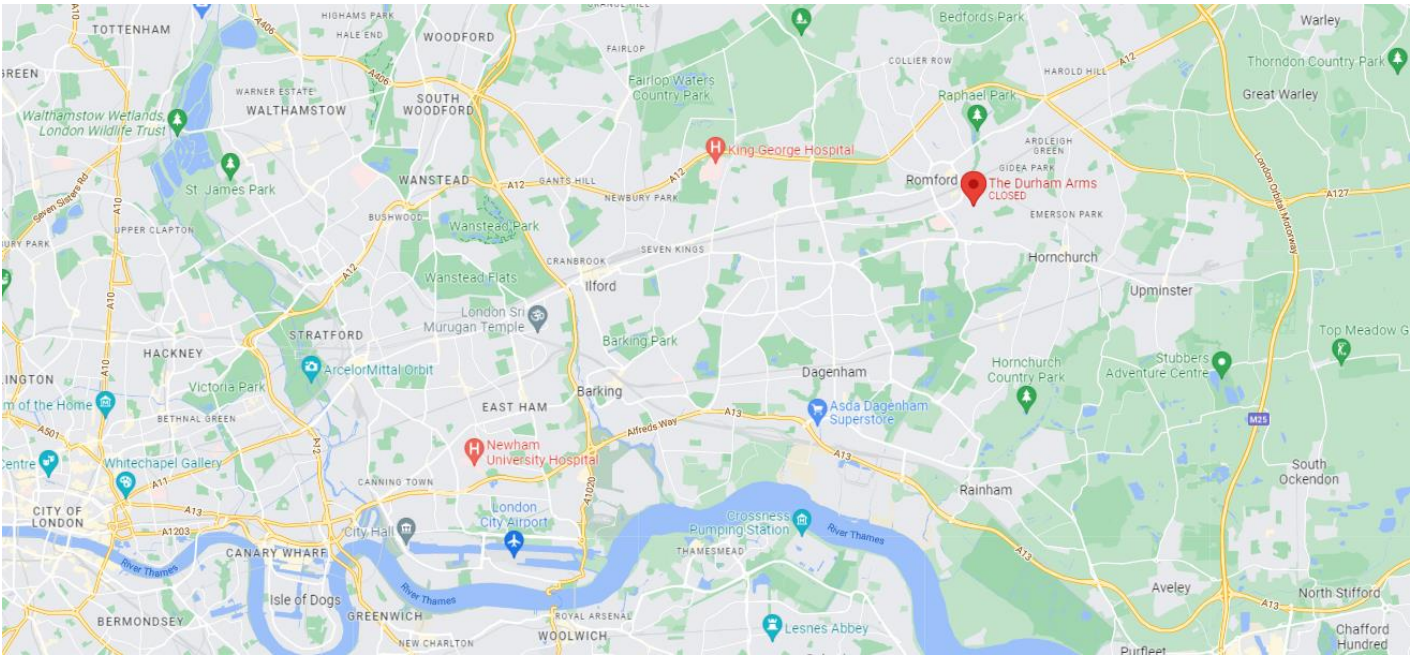
Source: Nimbus Maps. Not to scale - provided for indicative purposes only.











Google Maps. Not to scale - Provided for indicative purposes

## EPC

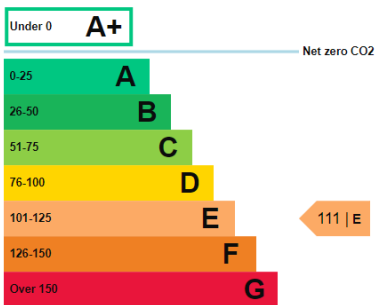
EPC Rating "E" 111 – extract below.

A new EPC has been requested and will be available shortly.

Durham Arms 101 Brentwood Road ROMFORD RM1 2EH		<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">E</div>
This certificate expired on <b>16 March 2019</b>	Certificate number <b>0405-9770-1930-6300-4103</b>	
<b>Property type</b>	Restaurant/public house	
<b>Total floor area</b>	359 square metres	

### Energy efficiency rating for this property

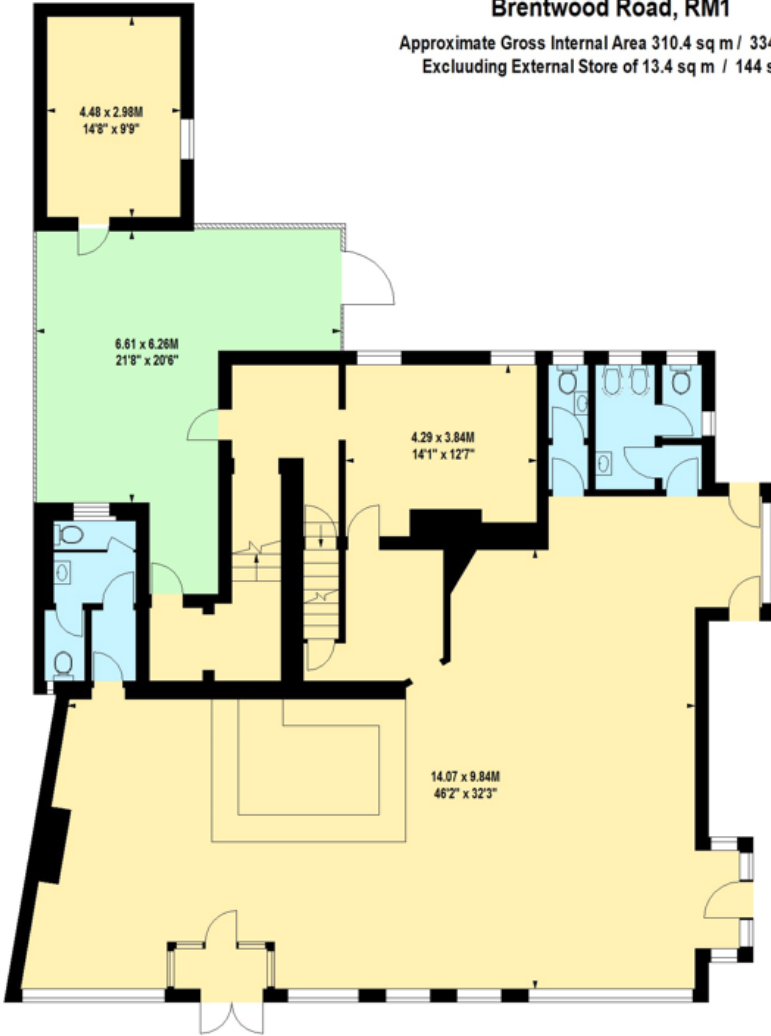
This property's current energy rating is E.



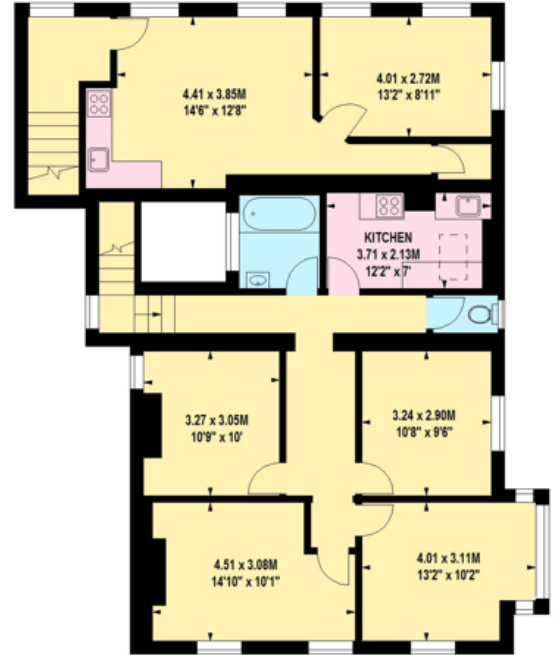
# Floor Plans

## Brentwood Road, RM1

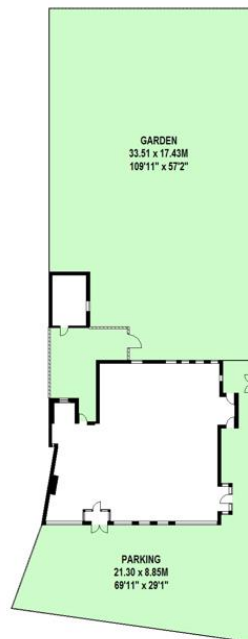
Approximate Gross Internal Area 310.4 sq m / 3342 sq ft  
Excluding External Store of 13.4 sq m / 144 sq ft



Ground Floor



First Floor



Site Plan

Not to scale - provided for indicative purposes only.