

08/02/2021

The Harrow, Billet Road, Chadwell Heath, Romford, Greater London, RM6 5PT

Further to your recent interest in the above property, we can confirm that our clients have instructed us to invite best and final offers from interested parties.

We are seeking your written offer for the land by no later than **3 PM on Friday 12th February 2021**.

The offer should confirm:

- **Identity of the Purchaser** – to include the name, address and company registration number if being purchased through a company.
- **Purchase Price** – clearly state the proposed purchase price.
- **VAT** - we are advised that VAT will be payable on the purchase.
- **Source and Proof of Funding** – written proof that funding is in place and clear confirmation of whether it is a cash purchase or subject to any external funding.
- **Conditions** – any conditions attached to the offer i.e. survey, planning or valuation.
- **Approvals** – details of any board or third party approvals required.
- **Deposit** – confirmation that a non-refundable 10% deposit will be paid upon exchange.
- **Solicitors Details**
- **Timetable** – your proposed timescales for exchange and completion.
- **Anti-Money Laundering** – Please be advised that once your offer has been approved in accordance with recent legislation, we will require full identification documents for the beneficial owner of the purchasing entity before being able to agree heads of terms.

Offers to be submitted in writing by email to evija@jamesabaker.co.uk and william@jamesabaker.co.uk

The Harrow

Billet Road, Chadwell Heath, Romford, Essex, RM6 5PT



For Sale Freehold Licensed Premises Guide Price: £750,000 plus VAT Sole Selling Agent

- Prominent roundabout position on Billet Road and Rose Lane
- Excellent transport links into Liverpool Street Station in 40 minutes
- Alternate use potential subject to obtaining the necessary consents
- Open plan trade areas with living accommodation on first floor
- Car parking for circa. 12 vehicles
- Gross Internal Area of approximately 4,098 square feet on a plot size of 0.305 acres

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Location

Chadwell Heath is a suburban area in north east London. It is situated on the boundary line of Barking, Dagenham and the London Borough of Redbridge. Romford lies 2 miles to the east and 12 miles north east of Charing Cross. Chadwell Heath and Newbury Park train station is located 2 miles distant providing direct links into London Liverpool Street. NHS King George Hospital is located 1.5 miles distant from the Harrow. The Harrow occupies a prominent roundabout position on Billet Road and Rose Lane is surrounded by predominantly residential dwellings with local retailers, convenience stores, Rose Lane primary school and recreational grounds all nearby.

Accommodation

The Harrow is a two storey, detached property of traditional brick construction underneath various pitched tiled roofs. The ground floor internal area comprises; a dedicated servery allowing for informal drinking, dining and entertainment throughout including customer W/C's, and a cooled beer cellage with associated stores.

The first floor comprises 3 double bedrooms with the room interlinking to a single bedroom, 1 double bedroom with en-suite, toilet and a family bathroom. Externally at the side, the property benefits from trade patio allowing for outdoor drinking/smoking. There is an enclosed private garden situated on the car park. The car parking facilities can be found on Rose Land with the potential to accommodate 12 vehicles.

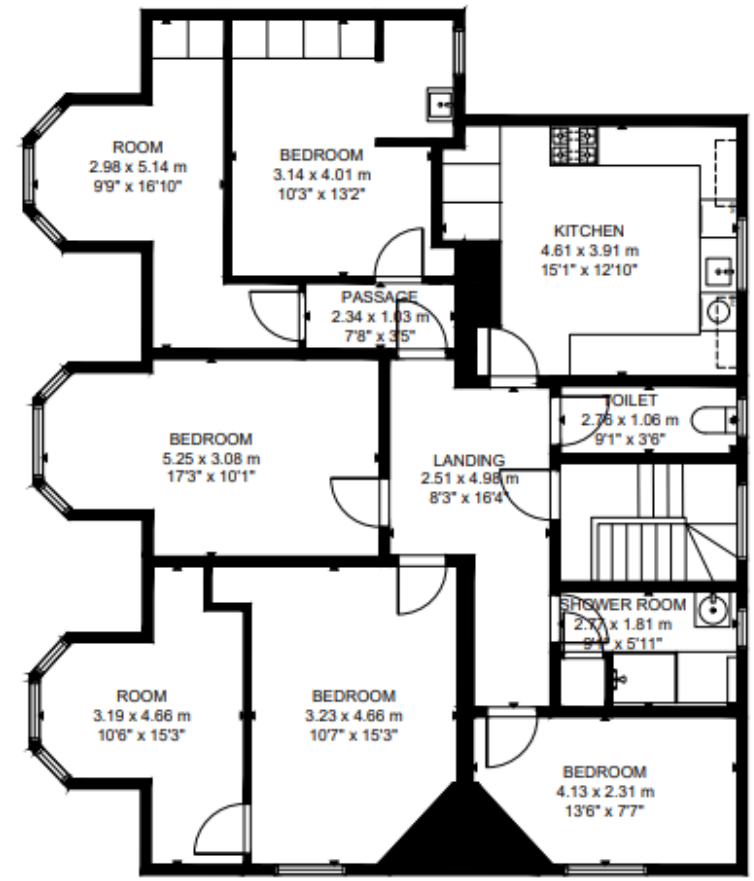
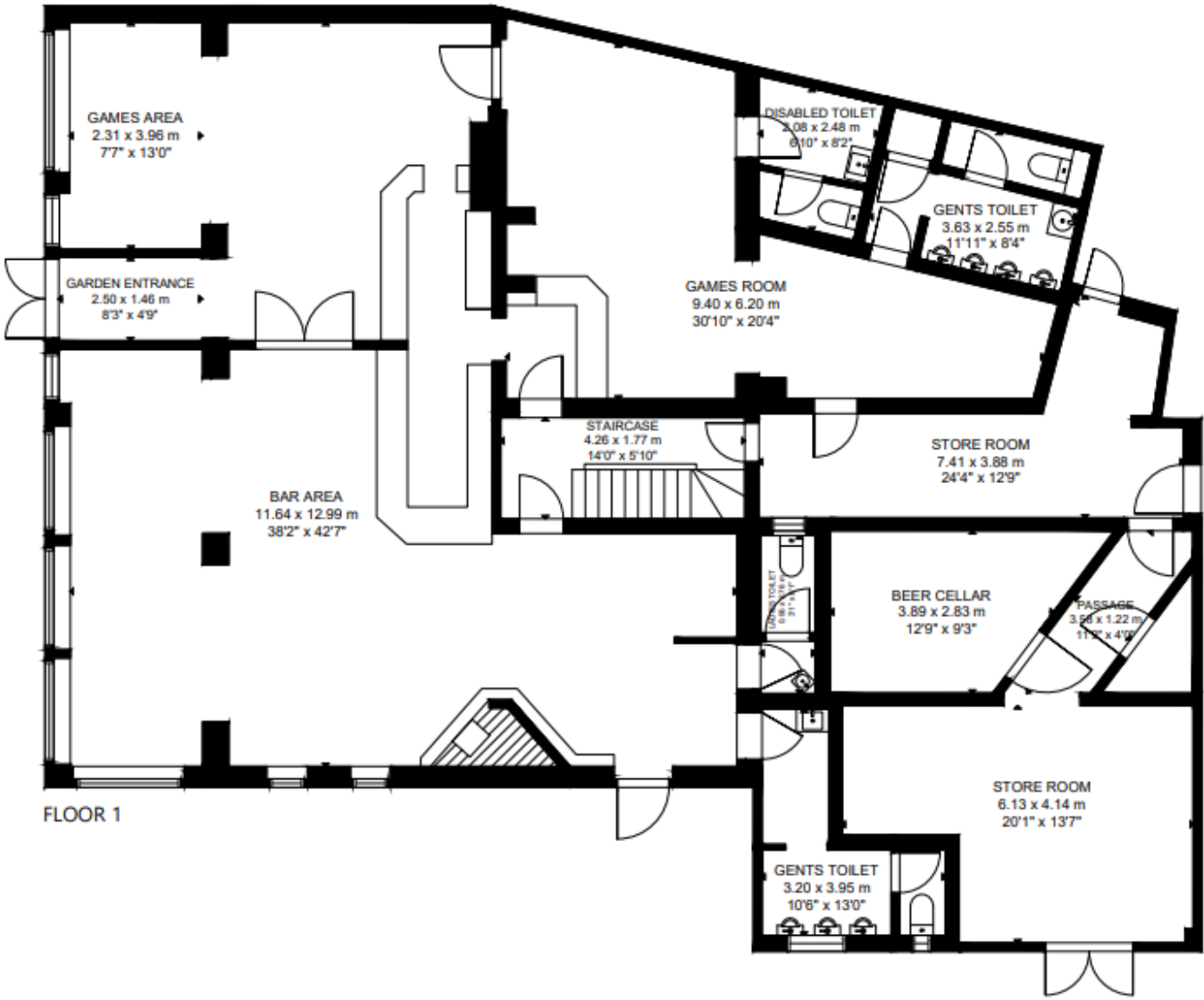
The property has a Gross Internal Area of approximately 4,098 square feet and sits on a plot size of 0.305 of an acre.

The Harrow presents an excellent opportunity to purchase a freehold property in Chadwell Heath with potential for a range of uses subject to the granting of relevant permissions and is likely to be of interest to local/national retailers, developers and builders.



☎ 020 7557 7844

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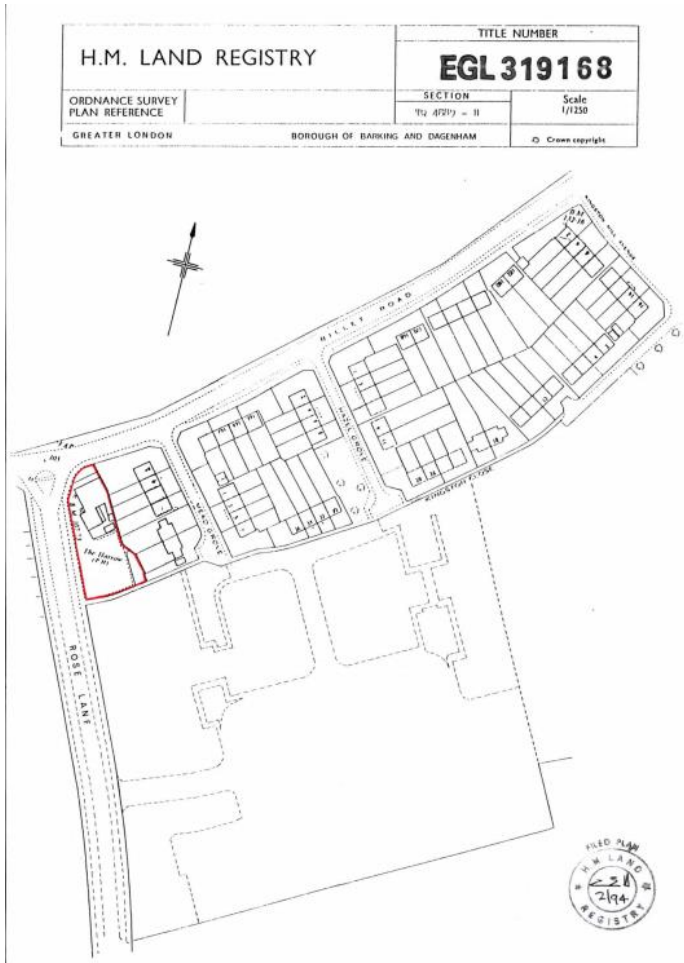
GROSS INTERNAL AREA
 TOTAL: 4,098 sq ft/ 381 m²
 FLOOR 1: 2,789 sq ft/ 259 m², FLOOR 2: 1,309 sq ft/ 122 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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General Information

Rating

The current Rateable Value is assessed at £13,300.

Licences

It is understood that the property currently possesses a Premises Licence. Further details available upon request.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed for trading due to COVID-19 restrictions.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

This property's current energy rating has been assessed at C.

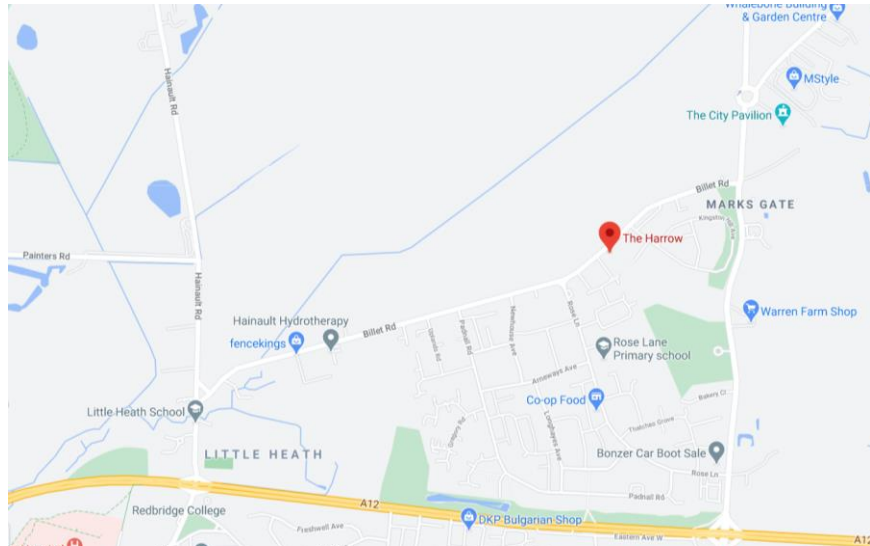
VAT

VAT may be applicable on the sale of this property.

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Agent Details

For further details please contact



William Baker BSc (Hons)
Agency Surveyor, London

 **07415 716580**

 **william@jamesabaker.co.uk**

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings, and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



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