



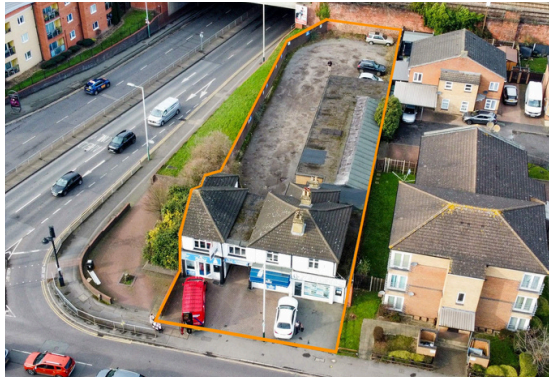
HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**67-71 Victoria Road,
Romford RM1 2LT**

FREEHOLD SITE FOR SALE - ROMFORD TOWN CENTRE



E-Class Unit

- Offered with **full vacant possession**
- **4,820sqft (GIA)**
- Suitable for **retail occupiers**, including **gyms**, **churches** and **nurseries**
- Benefits from **substantial car park** (accessed via undercroft)
- Total **site area** measures **11,000sqft**

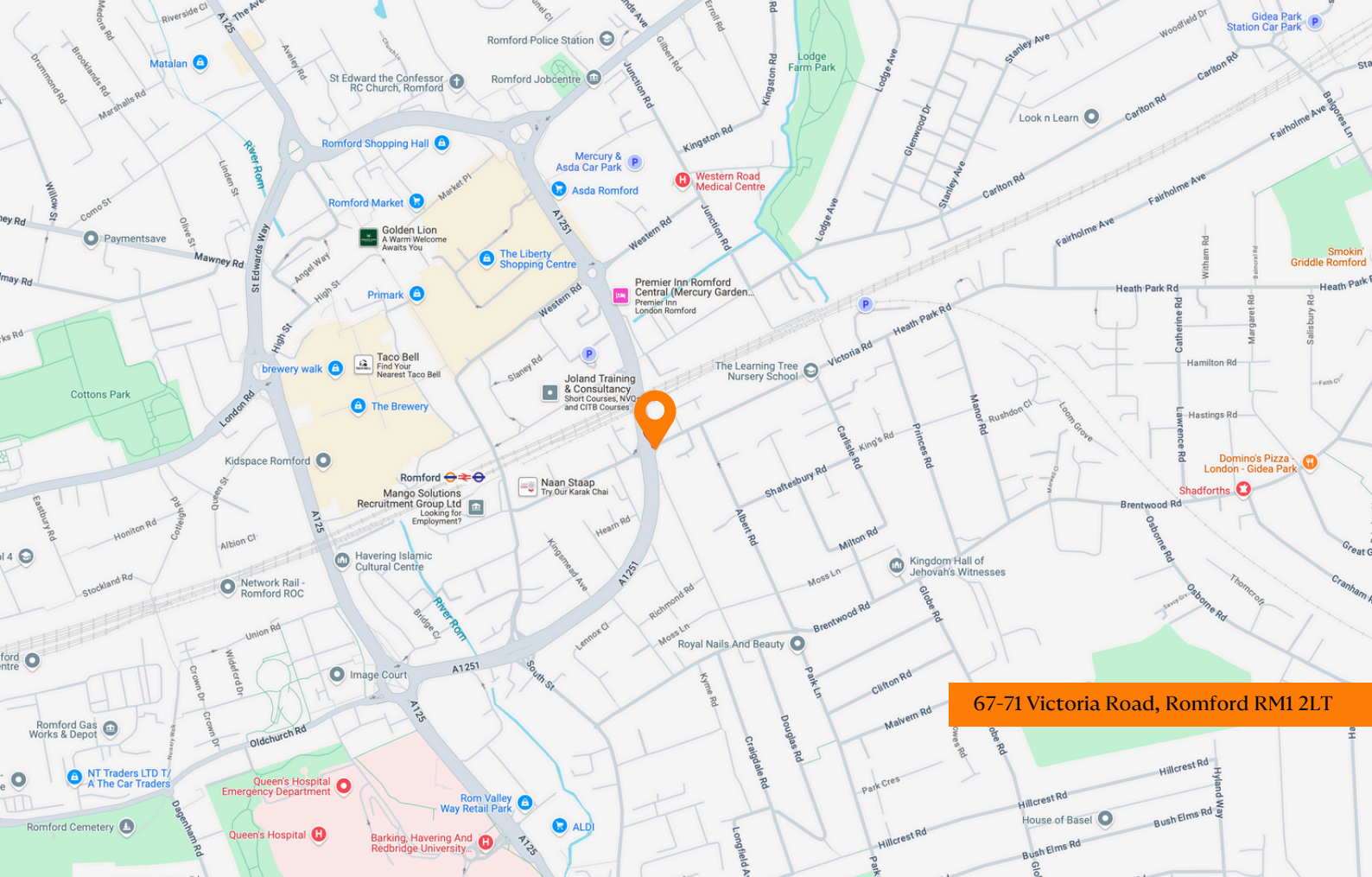
New Build Scheme

- For **6 x apartments** and **3 x houses**
- Planning **consent granted** in February 2025 (**Havering**)
- **7,618sqft** of **NSA**
- Planning reference: **P0887.24**

PD Scheme

- For **conversion** of **existing buildings** into **9 x residential units**
- Planning **consent granted** in **September 2024** (**Havering**)
- **4,361sqft** of **NSA**
- Planning reference: **J0017.24**





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Location

Strategic commercial site just **5-minutes walk to Romford Station** (National Rail, Elizabeth Line & Overground trains).

Located on the north east corner of **Victoria Road** and **Mercury Gardens (A1251)**.

South Street is a short walk from the site and acts as the **commercial centre for Romford**, with a range of shops and businesses operating from there.

Direct trains from Romford can reach **Stratford (20 mins)**, **Liverpool Street (29 mins)** and **Bond Street (37 mins)**.

Terms

Guide price - £1,250,000 (£114psf on the site area).

Site being sold with the **benefit of the existing planning permissions** and **vacant possession**.

Henshall & Partners are appointed as **joint selling agents**, alongside **Harston & Co.**

CONTACT US



+44 (0) 207 125 0377

info@henshallandpartners.co.uk



+44 (0) 203 371 0061

info@harstonandco.co.uk

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