

THE WORLD'S INN

113-117 SOUTH STREET, ROMFORD, RM1 1NX

LEASEHOLD PUBLIC HOUSE
IN PRIME EAST LONDON
LOCATION



CBRE

savills

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- Leasehold
- Current rent £120,000 per annum
- Part of the established late night pitch in Romford
- Close to occupiers including Slug & Lettuce, Yates, ATIK (Rekom) and The Moon and Stars (JDW)
- Prominent ground floor trading area
- External beer terrace

LOCATION

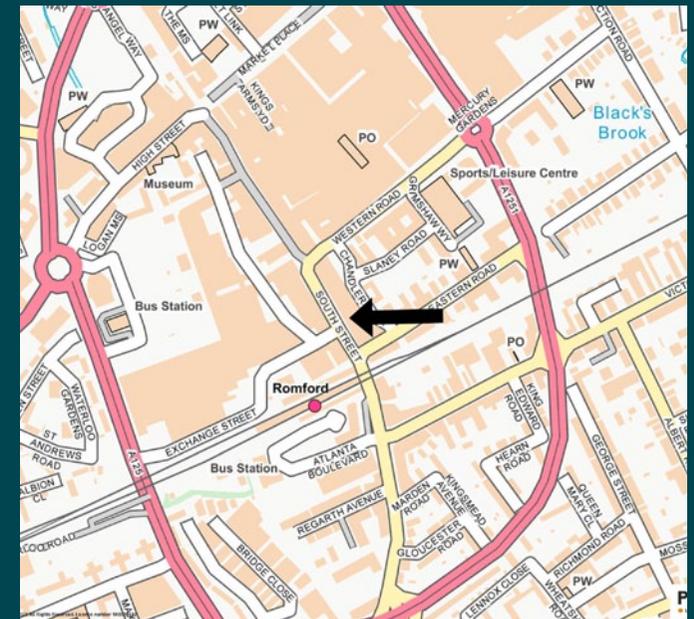
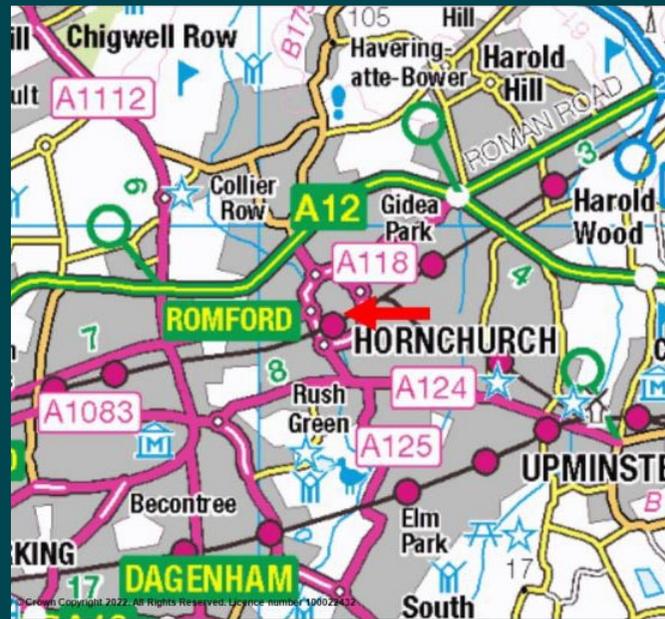
Romford is a popular commuter town in East London situated 17.3 miles (27.8 kilometres) east of central London. The World's Inn occupies a prominent position on South Street with nearby occupiers including Slug & Lettuce, Yates, The Moon and Stars (JDW) and ATIK (Rekom) nightclub with the Brewery Shopping Centre a short distance to the west.

Romford Station is located 0.2 miles (0.3 kilometres) south of the property providing regular train services to London Liverpool Street via TFL Rail Network. Romford benefits from strong road links including the Waterloo Road A12 linking the town to the north circular road.

DESCRIPTION & ACCOMMODATION

The property comprises the ground floor of a larger three storey building with exposed brick and painted rendered elevations beneath a flat roof. Externally there is a beer terrace held by way of a pavement licence fronting South Street.

The ground floor comprises an open plan trading area with central bar servery and seating on loose tables and chairs for 150 customers. Ancillary accommodation to the rear comprises trade kitchen, office, staff room, cellar and customer WC's.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	521	5,608

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 24th December 2030 at a current rent of £120,000 per annum subject to an upwards only rent review on 25 June 2025. No service charge is payable.

RATEABLE VALUE & EPC

2017 Rateable Value - £147,000

EPC: C-73

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 12am Sunday to Wednesday, 1am on Thursday and 2am on Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be made available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

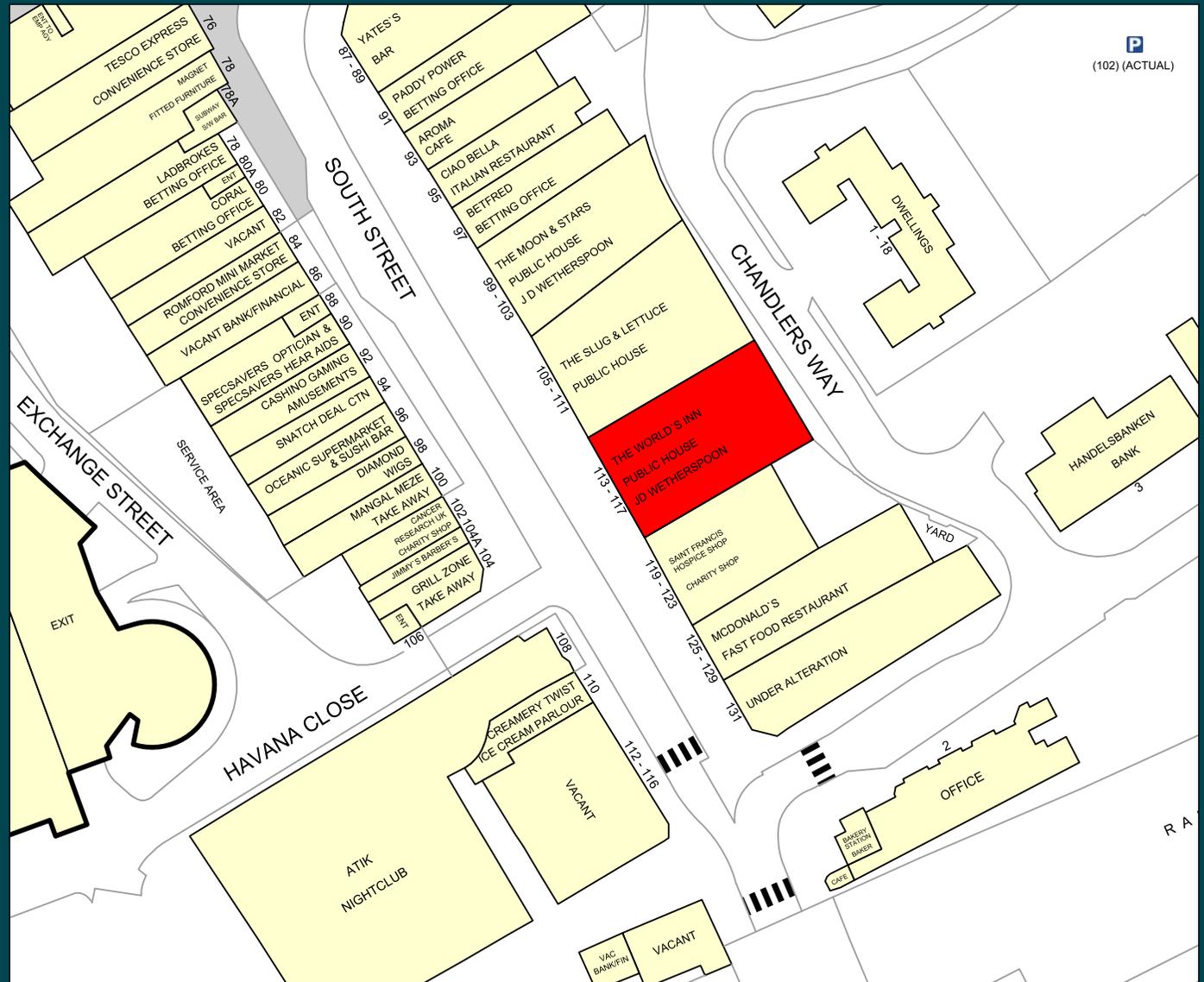
VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

To see further available JD Wetherspoon public houses across England and Wales please visit

www.jdwdisposals.co.uk



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DISCLAIMER: March 2022

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