

FREEHOLD FOR SALE



POTENTIAL PERMITTED DEVELOPMENT OR REPOSITIONING OPPORTUNITY IN PRIME COMMUTER LOCATION

ROMY HOUSE, 159A-167 KINGS ROAD, BRENTWOOD, CM14 4EG

mjm
Property Consultants



OPPORTUNITY SUMMARY

- Mixed-use site extending to approximately **0.18 acres** with significant redevelopment prospects.
- Prominently located in the affluent commuter town of Brentwood, situated **115 metres from the Elizabeth Line station**, providing direct access into Liverpool Street (39 minutes) and Bond Street (45 minutes).
- **The property comprises 15,774 sq ft NIA (17,776 sq ft GIA)** across ground and four upper floors. The **ground floor retail is fully-let to two tenants** whilst the uppers are largely vacant, with the last remaining office tenant holding over.
- The site is situated **outside of an Article 4 Directive** and could therefore be well-suited for residential conversion under **Permitted Development Rights**.
- Structural reports are supportive of a **vertical extension** which could be achieved via Class AB under PDR.
- **10 onsite parking bays** located to the rear of the property.
- Offers are invited on an unconditional basis for the **Freehold** interest.



LOCATION



BRENTWOOD

Romy House is well-positioned between Brentwood’s vibrant High Street and Brentwood Station.

Brentwood is an affluent commuter town in Essex, located 20 miles northeast of Central London and 12 miles southwest of Chelmsford. Neighbouring towns include Shenfield, Billericay, Basildon, Romford, and Upminster.

Brentwood is a desirable Essex commuter town with strong residential and commercial appeal. The town benefits from high-quality amenities including cafés, bars, gyms, and retail operators, with significant residential demand driving economic growth.



<https://w3w.co/smooth.probe.casino>



1,743,347 PEOPLE
within a 30-minute drive time.



Average household income of **£46,989** vs. a national average of **£37,500** (May 2025).

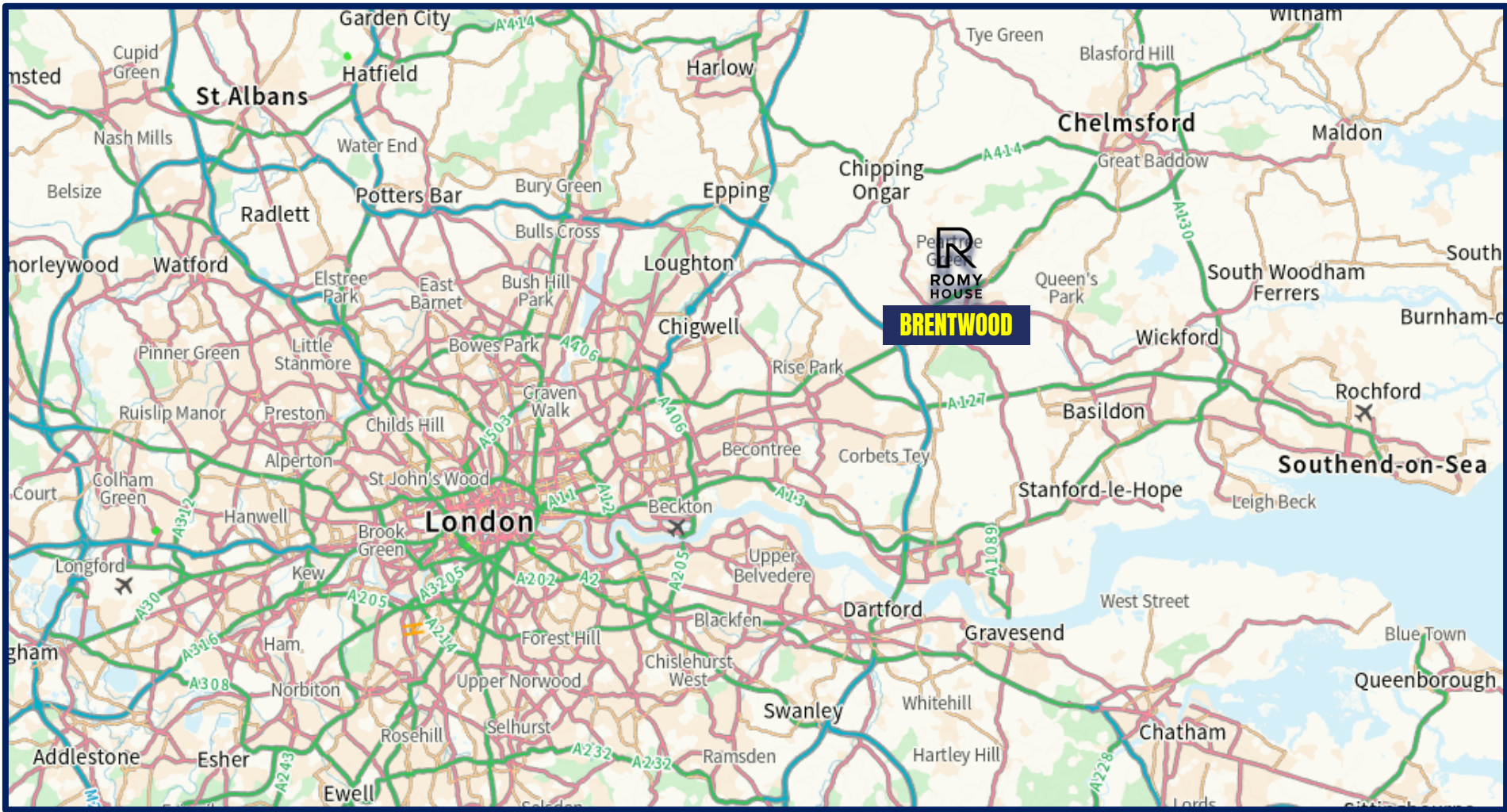


Workforce of **2,185,364 PEOPLE**
within a 60-minute train time



Average house price of **£495,807** vs. a national average of **£271,000** (March 2025).

LOCATION PLAN



TRANSPORT AND CONNECTIVITY

Brentwood benefits from exceptional multi-modal connectivity, offering seamless access to key national transport infrastructure.

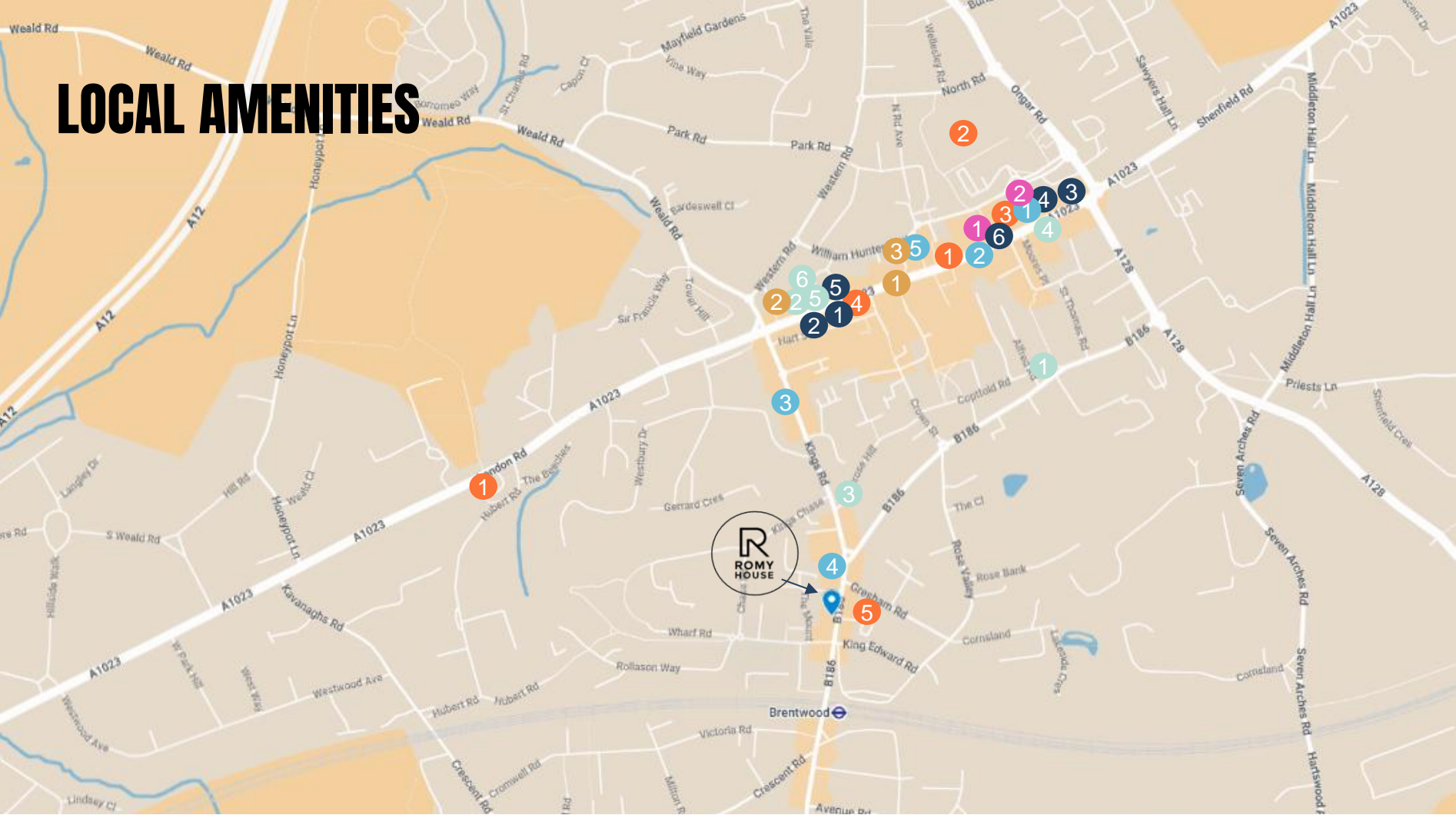
Romy House is situated within a 2-minute walk from Brentwood Station, offering direct Elizabeth Line services into Central London in under 40 minutes.

By road, Junction 28 of the M25 is within 2.8 miles to the west via the A12. To the east, the A12 and M11 are 2.2 and 10 miles away respectively, providing access to Cambridge, Stansted Airport, and East London. London City Airport can be reached in approximately 30 minutes by car, with Heathrow accessible in just over an hour.

Romy House is also well serviced by bus routes, with frequent services running directly from the area. Regular routes provide convenient access to surrounding towns, local amenities, schools, and transport hubs.



LOCAL AMENITIES



FOOD STORES

- 1 Tesco Express
- 2 Sainsbury's
- 3 M&S
- 4 Co-op
- 5 Budgens

PUBS & BARS

- 1 Spread Eagle
- 2 Duchess & Dressmaker
- 3 The Brewery Tap
- 4 The Dairyman – JD Wetherspoon
- 5 The Merchant
- 6 The Swan

RESTAURANT

- 1 FIGO
- 2 Turkish Kitchen
- 3 Pizza Express
- 4 Giggling Squid
- 5 The Sushi Co.
- 6 Taro

CAFES

- 1 Gails
- 2 Starbucks
- 3 Malina Patisserie
- 4 Café Muro
- 5 Costa

GYMS

- 1 Better
- 2 Anytime Fitness
- 3 Pure Gym

PHARMACIES

- 1 Boots
- 2 New Pharmacy

SITE DESCRIPTION

THE PROPERTY

Romy House is of concrete framed construction with a timber mansard structure at 4th floor level, comprising 15,774 sq ft NIA (1,465 sqm) / 17,776 sq ft GIA (1,652 sqm) arranged over ground and four upper floors. The ground floor comprises 3,228 sq ft of retail floorspace let to two tenants with the upper floors providing office accommodation.

The office suites comprise varying specification, commensurate with recent leasing history. Most office floors benefit from LED lighting and air conditioning (varies by suite), with on-site surface parking available for 10 vehicles accessible to the rear.

TENURE

The Property is held Freehold (Title no: EX274007)

SCHEDULE OF ACCOMMODATION

Use	Floor / Suite	NIA sq ft	NIA sq m	GIA sq ft	GIA sq m
Office	Fourth Floor	2,611	242.6	2,964	275.4
Office	Third Floor	2,757	256.1	3,124	290.2
Office	Second Floor	3,575	332.1	3,990	370.7
Office	First Floor	3,603	334.7	4,016	373.1
Retail	Restaurant	2,549	236.8	3,682	342.1
Retail	Café	679	63.1		
		15,774	1,465.4	17,776	1,651.5

**Plowman Craven Measured Survey available on the dataroom.*

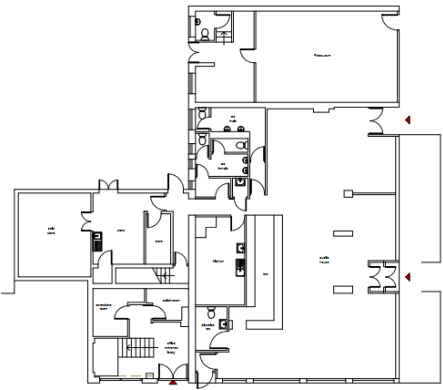
SITE

The site extends to approximately 0.18 acres.

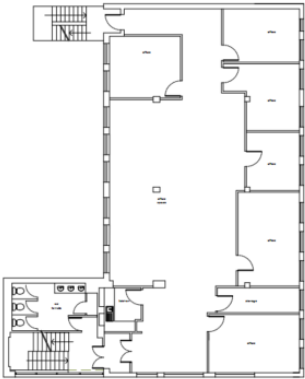


**Red Line for illustrative purposes only*

INDICATIVE FLOORPLATES



Ground floor plan



Third floor plan

TENANCY SCHEDULE

Unit Type	Floor / Suite	Tenant Name	NIA* (sq ft)	Rent (£ pa)	Lease Start	Break Date	Lease Expiry	Rent Review	1954 Act	EPC	Comments
Office	Fourth	VACANT	2,611	-	-	-	-	-	-	C	
Office	Third	Mitchell Design & Construct Ltd	2,757	£35,766	25-Dec-13	25-Dec-18	24-Dec-23	-	Yes	C	Tenant is holding over.
Office	Second	VACANT	3,056	-	-	-	-	-	-	C	
Office	First	VACANT	3,099	-	-	-	-	-	-	C	
Retail (Restaurant)	GF/1st/2nd	Blue Star Pub Company Limited T/A Zebrano London	3,572	£45,000	24-Jun-66	-	23-Jun-65	24-Jun-41	Yes	C	99- year lease from 24th June 1966 subject to 25 yr rent reviews.
Retail (Café)	Ground	Seref Kockiri T/A Café Muro	679	£19,500	25-Sep-24	-	22-May-42	23-May-27	No	D	(Assignment from S Ertokus) Seref Kockiri holds a reversionary lease on the ground floor retail unit commencing 23 May 2027 and expiring 22 May 2042.
			15,774	£100,266							

**areas per 2025 Measured Survey.*

PLANNING AND DEVELOPMENT POTENTIAL

DEVELOPMENT PROSPECTS

Romy House provides purchasers with significant optionality in terms of redevelopment, including:

- Office repositioning which may be well-suited to owner-occupiers.
- Residential conversion under Permitted Development Rights.
- Co-living (STP)
- Educational / medical use (STP)

PERMITTED DEVELOPMENT

Romy House is located within the administrative boundary of Brentwood Borough Council. The predominant use of the site is Use Class E, with an element of Use Class C3 in the form on a single residential apartment. There is no current Article 4 Direction in place.

Romy House presents a viable opportunity for residential redevelopment through Permitted Development Rights under both Class MA (change of use from commercial to residential) and Class AB (upward extension to create new dwellings), subject to further technical and planning due diligence.

It is recommended that a purchaser first secures the MA Prior Approval, securing change of use to residential, subsequently submitting Prior Approval under Class AB.

A full planning appraisal undertaken by Montagu Evans is available in the dataroom.



GALLERY - SITE & AERIALS



GALLERY - INTERNALS



FURTHER INFORMATION

VAT

We understand that the property has been elected for VAT. It is anticipated that the sale will be undertaken as a transfer of a going concern.

TENURE

Freehold (Title no. EX274007)

EPC

Certificates are available in the dataroom.

DATA ROOM

RomyHouse.co.uk

METHOD OF SALE

The site will be sold by way of informal tender. Offers will be sought on an unconditional basis.

Our Client reserves the right to not accept the highest, or indeed any offer received.

PRICE

On application.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner.

Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.

FOR ALL ENQUIRIES AND VIEWINGS:



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(v) All the plans and maps provided within the particulars are for identification purposes only.

June 2025

OPPORTUNITY SUMMARY

SITE LOCATION

TRANSPORT AND CONNECTIVITY

EXISTING SITE

PLANNING PERMISSION

GALLERY

FURTHER
INFORMATION