

# COLLIER ROW, ROMFORD

# TO LET

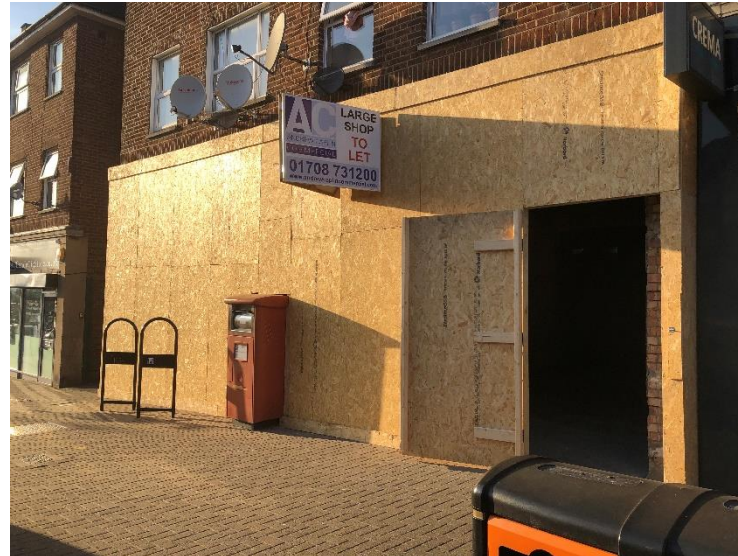
**\*LOW 1<sup>st</sup> YEARS RENT @ £10,000 pax\***

**PROMINENT DOUBLE FRONTED SHOP PREMISES**

**Totalling approx. 157sqm/1691sq.ft Frontage of 10.433m/34ft 3ins**

**\*CAN BE SPLIT INTO 2 SHOPS\***

**\*NEW SHOP FRONT BEING INSTALLED\***



**46-48 COLLIER ROW ROAD, COLLIER ROW, ROMFORD, ESSEX RM5 3PB**



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## LOCATION

Collier Row is situated in a suburb of Romford within The London Borough of Havering.

The subject premises occupy a prominent and convenient trading position on the busy Collier Row Road within close proximity to national operators including BetFred, Greggs, Dominos and J.D. Wetherspoons.

## DESCRIPTION

Prominent Double Fronted Ground Floor Shop premises having previously traded as 'The Post Office,' and provides the following approximate dimensions and areas:-

Frontage/Internal Width 10.433m/34ft 3ins  
Retail Depth 11.9m/39ft 5ins

**Total Ground Floor Area**  
**157sq.m/1,691sq.ft. Approx (will split)**

Plus WC facilities and Kitchen

- Former Post Office
- Frontage 10.433m/34f 3ins
- Prominent trading position
- Close to numerous multiple traders
- Can be split into 2 Shops

**\*LOW 1<sup>st</sup> YEARS RENT AT £10,000 pax**  
**RISING TO £25,000 pax\***

## TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

## COMMENCING RENTAL

**\*LOW 1<sup>st</sup> YEARS RENT AT £10,000 pax**  
**RISING TO £25,000 pax\***

## LEGAL COSTS

To be paid by the ingoing tenant.

## EPC

As attached

## GOAD PLAN

As attached

## GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

## VIEWING

Strictly by appointments via agent



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