

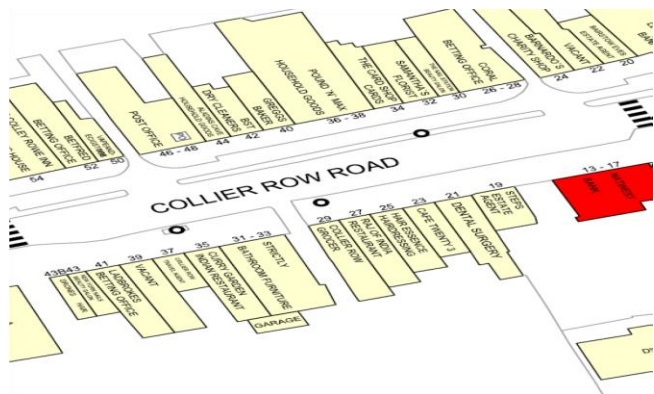
# COLLIER ROW

# TO LET

## PROMINENT E CLASS SHOP



**13 COLLIER ROW ROAD, COLLIER ROW, ROMFORD RM5 3NP**



## LOCATION

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

The Premises are prominently situated on the busy Collier Row Road, opposite Savers and Card Factory.

Other local operators include Greggs, Tesco Metro, Coral, JD Wetherspoon and Boots.

The shop lies adjacent to KFC and is opposite Card Factory, Barnardos and Bairstow Eves.

## ACCOMODATION

The premises provide the following approximate net internal areas:

Ground Floor 50.5sq m      554 sq.ft.

**\*1 Car Space\***



## TENURE

The shop is available on a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

£16,500 pax plus Vat & Business Rates

## SERVICE CHARGE

Approx £800 per annum plus Vat

## LEGAL COSTS

Each party to be responsible for their own costs professional costs incurred in the transaction.



**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.**

**Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks. Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

## VIEWING

Strictly by appointments via agent



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