

RETAIL UNIT TO LET

**Prominent triple shop with storage
extending to 205 sq.m. (2,202 sq.ft.)**



**5-7 Collier Row Road
Romford
Essex
RM5 3NP**



86 Market Place,
Romford,
Essex, RM1 3HQ

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Location

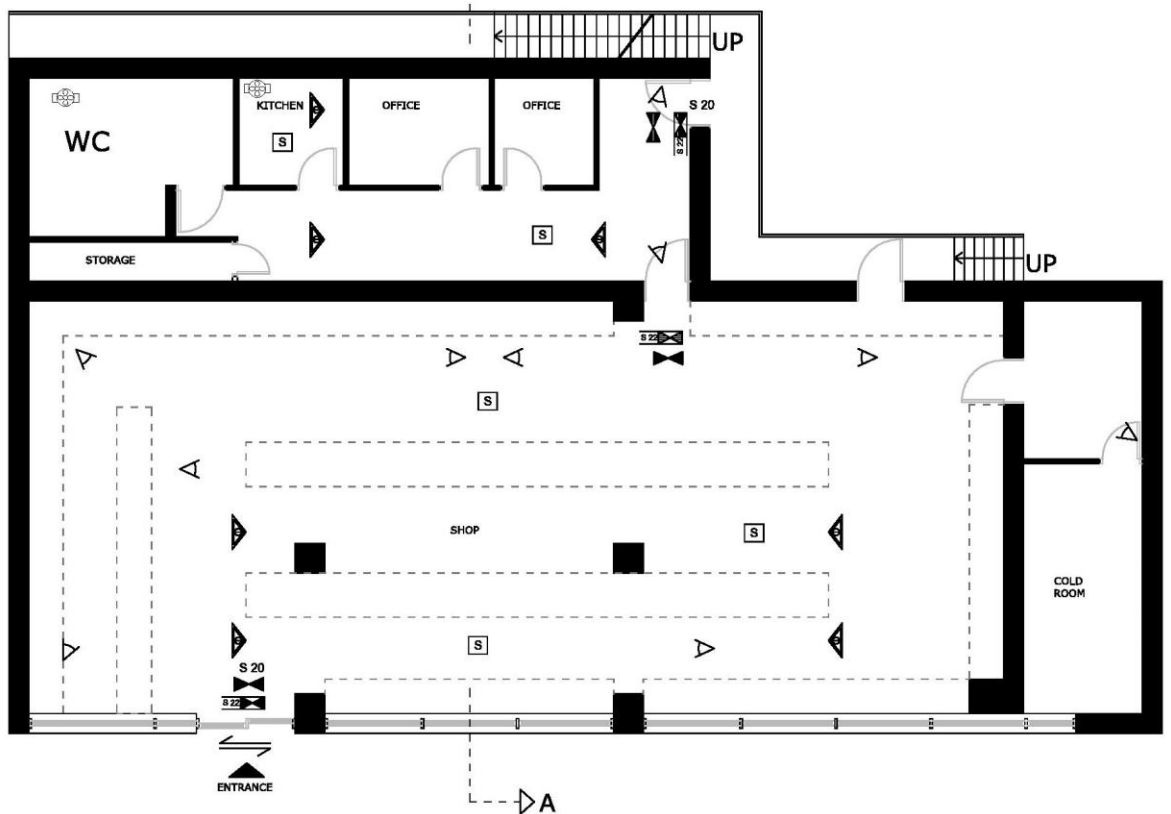
Collier Row is situated approximately 2 miles north of Romford town centre, within the London Borough of Havering.

The subject property occupies a prominent trading position within this busy shopping area close to a pedestrian crossing. Occupiers in the area include Tesco, Card Factory, Savers, Greggs, Corals, Wetherspoons and Domino's.

Description

The property comprises a ground floor A1 retail unit with ancillary accommodation to the side and rear. There is a loading area to the rear. The property has the following approximate dimensions and areas:

Retail Area Width:	58 ft 6 in	17.85 m
Retail Area Depth:	26 ft 6 in	8.09 m
Retail Area:	1,554 sq.ft.	144.41 sq.m.
Anc. Cold Store Area (GIA):	209 sq.ft.	19.42 sq.m.
Anc. Rear Area (GIA):	439 sq.ft.	40.81 sq.m.
Total Internal Area:	2,202 sq.ft.	204.64 sq.m.



Terms

The property is available on a new lease, for a length of term to be agreed, at a rental of **£37,500 per annum exclusive of other outgoings**.

Business Rates

The property has been assessed as having a rateable value of £44,500. Interested parties are advised to verify the business rates payable by contacting the Business Rates department of the London borough of Havering.

EPC

The property has energy performance rating of C-67. A copy of the Energy Performance Certificate can be made available upon request.

Legal Costs

Each party is to bear its own costs in respect of the matter.

Viewing

Viewing and further information can be obtained from joint agents:

Hilbery Chaplin

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