



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9390
www.kearneybell.co.uk



13-17 COLLIER ROW ROAD COLLIER ROW, ROMFORD

SHOP TO LET SUITABLE FOR VARIETY OF USES SUBJECT TO PLANNING

SPECIFICATION

The unit is currently in shell condition and would adapt to a variety of uses.

The landlord will install new shop fronts, screeded floor and capped services.

ACCOMMODATION

The premises can be let as a whole or split into 2 or 3 separate units providing the following approximate GIA areas:

Min. GF GIA	55.9 sq m	602 sq ft
Max. GF GIA	202.5 sq m	2,180 sq ft

Plans and further details available on request.

RATES

The rates are to be assessed. Interested parties should make their own enquiries via the local authority.

TIMING

TBC

RENT

On application

SERVICE CHARGE

An ad hoc arrangement will be implemented.

COSTS

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

INSPECTIONS

Viewing by appointment with:

Aaron Bell
020 3773 9393
aaron@kearneybell.co.uk

Stuart Kearney
020 3773 9391
stu@kearneybell.co.uk

Or via our joint agent, Mason Partners 020 7495 1971.

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, Percy Ingle, Coral, JD Wetherspoon and Boots**.

TENURE

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



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