

To Let

LOCK UP SHOP WITH A1 RETAIL & A2 OFFICE USE

17 Boxmoor Road, Collier Row, Romford, Essex RM5 2SH

Location

The property is situated in a parade of 8 local shops at the junction of Boxmoor Road with Kingshill Avenue in Collier Row. The parade serves the large surrounding residential area.

Accommodation

The property comprises a lockup shop unit benefiting from a full height glass shop front secured by a roller shutter. There is unrestricted parking to the front of the shop.

Shop Width:	16 ft 10 in	5.12 m
Shop Depth:	24 ft 10 in	7.58 m
Retail Area:	418 sq.ft.	39 sq.m.

Terms

The property is available on a new full repairing and insuring lease, for a length of term to be agreed, at a rental of **£6,000 per annum** exclusive of all other outgoings. The rent will be subject to periodic upwardly only rent reviews.

Rates

The rateable value is £5,400. Applicants that apply and qualify for Small Business Rate Relief should obtain total exemption and pay no business rates. Interested parties should verify the rates payable by contacting the Business Rates Department of the London Borough of Havering.

Energy Performance Rating (EPC)

The property has an EPC rating of D - 92.



Viewing

By prior appointment with Hilbery Chaplin 01708 745 000:

Contact: John Waller

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