countrywide

COMMERCIAL PROPERTY AGENTS

DOUBLE SHOP TO LET

- Highly Prominent Unit
- E Class Use
- New Lease Available
- Rear Yard
- Local Parade
- £18,000 pax
- 597.72 sq. ft / 55.53 m2

45-47 White Hart Lane Collier Row, Romford RM7 8JB



countrywide

COMMERCIAL PROPERTY AGENTS

Location:

White Hart Lane runs from Collier Row to Romford, the premises is situated within a highly popular local parade amongst many different types of businesses, that serves the highly dense residential area.

Description:

The property consists of double shop unit, arranged as a showroom with offices, storage rooms WC's and a large rear yard.

Shop Frontage:	16.76 ft2	7.9 m
Sales Area:	272.22 ft2	33.18 m2
Office:	250.05 ft2	23.23 m2
WC		
Internal shop area:	522.27 ft2	48.52 m2
Rear yard area accessed via rear road.	910 ft2	84.55 m2

It has an E Class use suitable for Restaurant, Medical Office, Gym, Day Nursery amongst other uses within this class.

Tenure:

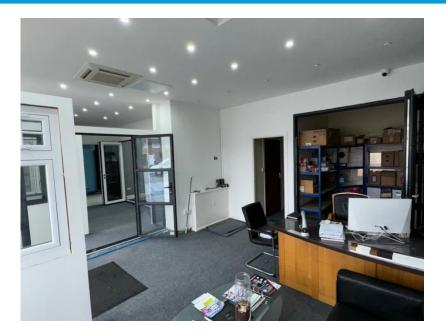
The property is available for lease, subject to agreement and will be subject to upward only, open market rent reviews.

Rent:

Rental offers in the region of **£18,000** pax subject to contract.

Premium:

A consideration of **£10,000** is required for the benefit of the premises and the new

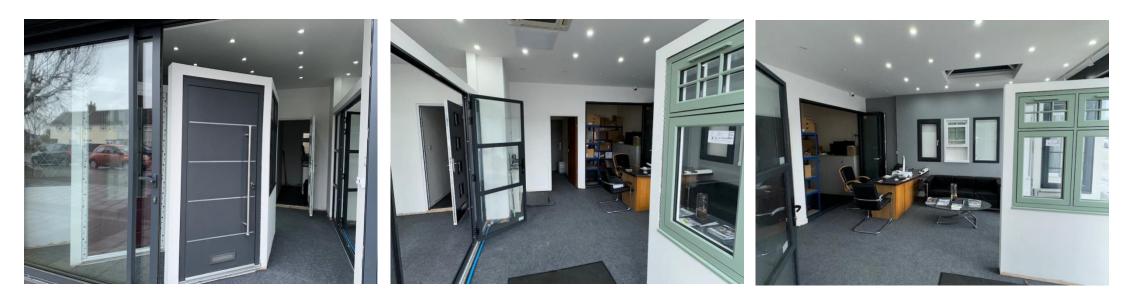




countrywidecomm.co.uk

countrywide

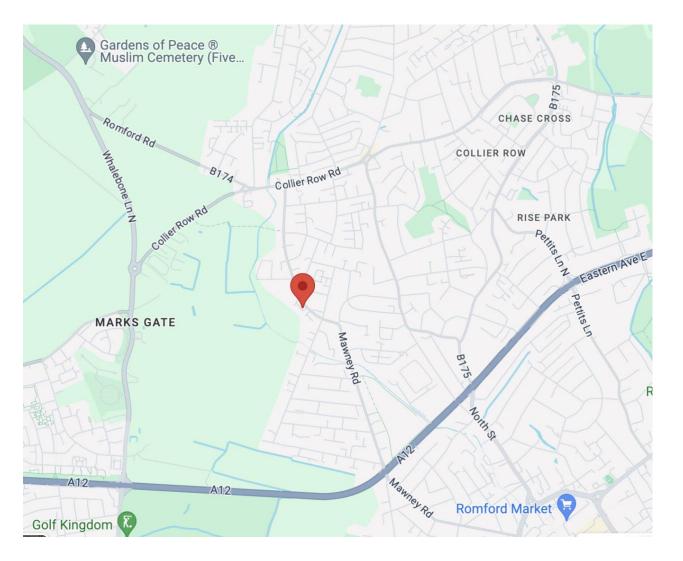
COMMERCIAL PROPERTY AGENTS





countrywide

COMMERCIAL PROPERTY AGENTS



Rates

Rateable Value:£15,578Rates payable:£7,773.42(Parties advised to verify with Havering Borough)

Legal Costs

Ingoing tenant to pay towards the landlords legal costs amount TBC.

Reference

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

EPC

Available Upon Request

Viewing

Strictly by Appointment only via sole agents

Jason Grant 020 8506 9900 / 9905 jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, it's Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.