

ADAM STEIN & CO

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*** TO LET ***

SUITABLE FOR A VARIETY OF USES TO INCLUDE:

- * RETAIL**
- * OFFICE**
- * TUITION CENTRE**
- * SHOWROOM**

(SUBJECT TO PLANNING)

**166 COLLIER ROW LANE
ROMFORD
RM5 3EA**

415 sq.ft. (38.55 sq.m.)



Location: Collier Row is situated on the outskirts of Romford within the London Borough of Havering.

The subject premises are situated within a small secondary mixed use parade in Collier Row Lane midway between Hillfoot Road and Mowbrays Road. This is a heavily residential catchment surrounding the property.

Accommodation: Available accommodation comprises of a ground floor unit with private forecourt, rear stores and a garden. The suite was most recently used as a double glazing showroom for many years but would suit a professional office or a tuition centre subject to planning.

The unit is in reasonable condition and has the following floor areas:

	Sq.ft.	Sq.m.
Sales	334	31.03
Stores	80	7.43
Garden		
Total	414	38.46

Terms

Tenure: Leasehold. A new lease is available directly from the freeholder for a term to be agreed subject to periodic rent reviews where necessary.

Rent: £10,000 per annum exclusive. Rent will be payable on the usual quarter days by standing order only.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business Rates: To be confirmed.

Legal Costs: Both parties' reasonable legal costs are to be borne by the ingoing Tenant.

Possession: Immediately upon completion of legal formalities.

EPC: N/A

Consumer Prot. Regulations: It is recommended that applicants seek independent professional advice before entering into a contract on this property.

**Money Laud.
Regulations:**

It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Viewing:

Strictly by arrangement via this office.