

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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FREEHOLD
INVESTMENT



**PART INCOME PRODUCING
MIXED USE FREEHOLD INVESTMENT**

FOR SALE

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

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

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

The subject property is located 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.

The immediate area is also served by the following bus routes:

175 – Hillrise Estate to Ballards Road/Princess Road Dagenham

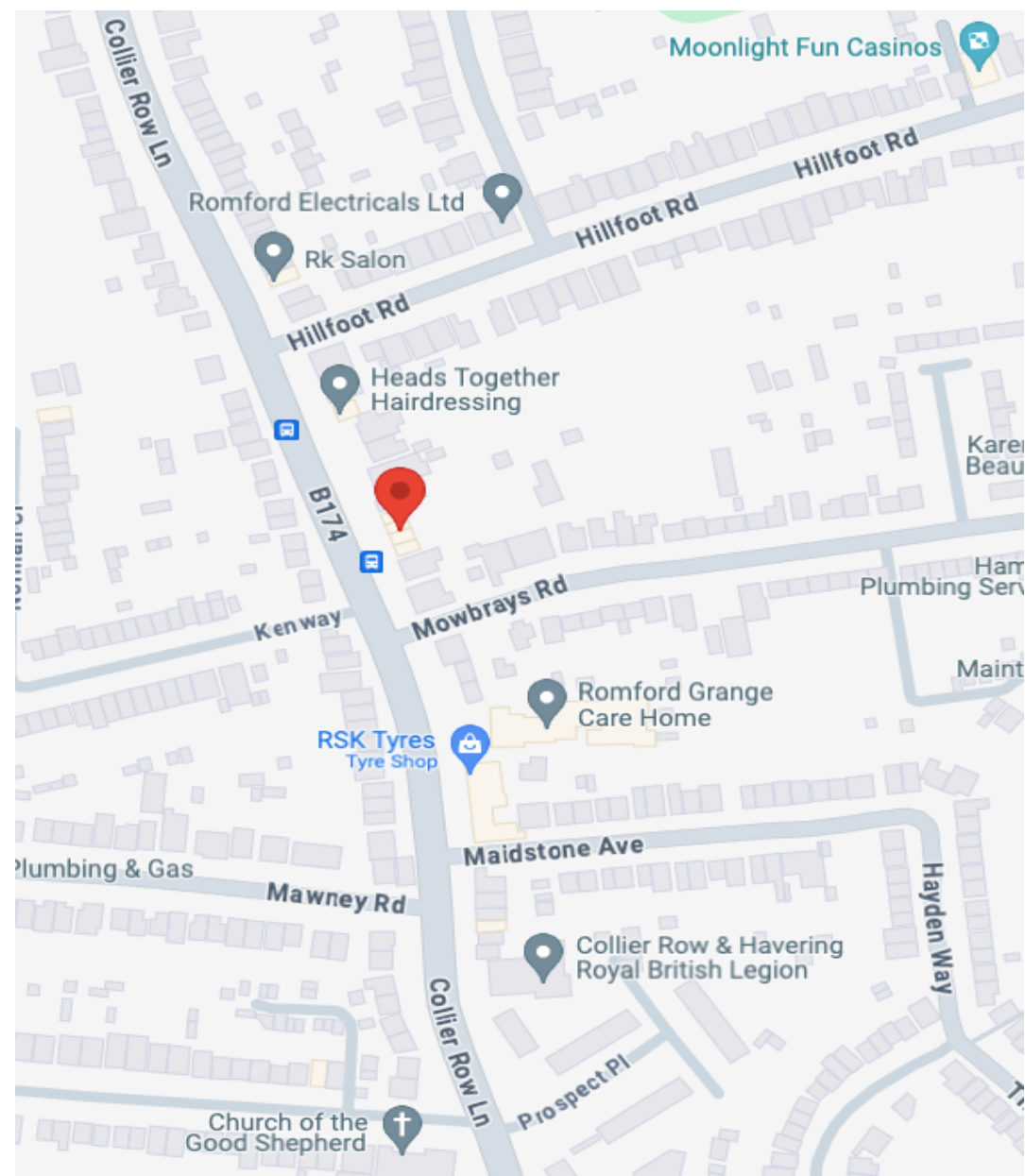
247 – Barkingside Station to Romford Station

294 – Havering Park to Wincanton Road

365 – Havering Park to New Road Rainham

375 – Romford Station to Passingford Bridge

Information provided by TfL



Accommodation

The building comprise as follows:

Ground floor

A commercial unit under use class E of c415 sq.ft. (c38.55 sq.m.) let to Mrs W Hammond and Mrs S Gohil trading as “Thai Health Massage” for a term of 10 years from 11 October 2019 subject to rent review 11 October 2024 at an annual rental of £10,000 pax.

The lease contains a Tenant only break clause on the fifth anniversary subject to not less than 6 months prior written notice.

We understand the forecourt and rear garden are demised to the ground floor Tenant.

First floor

A split level 2x bedroom maisonette with rear access in reasonable decorative order. The maisonette is to be sold with vacant possession on completion.

We understand the estimated rental value (ERV) to be in the order of £1,600 pcm.

* Floor area taken from VO website.



Terms

Tenure

Freehold. Offers are sought in excess of £375,000

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.

EPC

Ground floor shop - 72C, first floor apartment – 75C

Legal costs

Purchaser to be responsible for both parties reasonable legal costs.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via sole agents as above.

