

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



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:

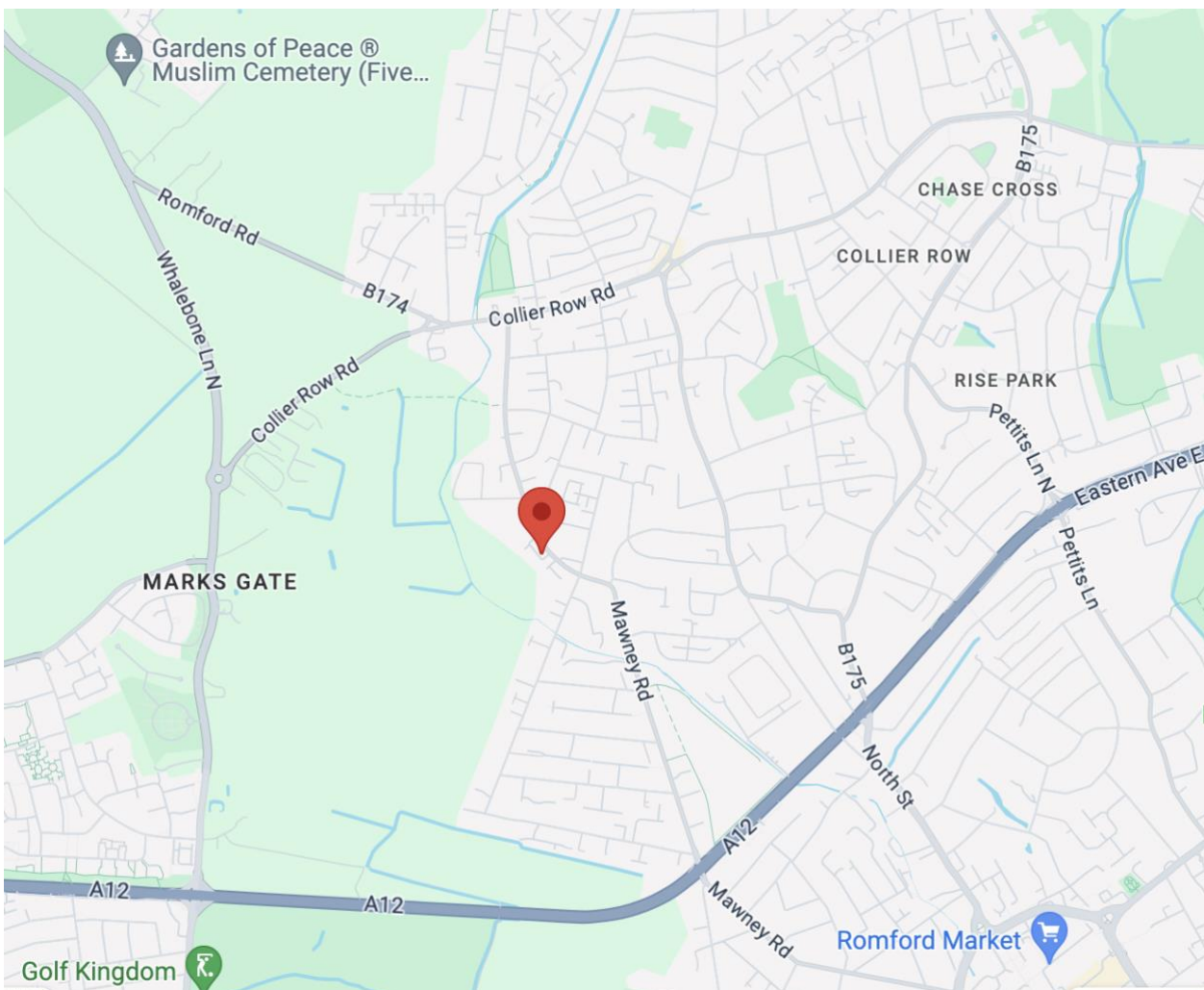
Rental offers in the region of **£18,000** pax subject to contract.

Premium:

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







Rates

Rateable Value: £15,578
Rates 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

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