

COLLIER ROW

FREEHOLD FOR SALE

BACK ON THE MARKET DUE TO ABORTIVE SALE
RARELY AVAILABLE FORMER TAKE AWAY WITH
1 BED FLAT ABOVE FOR SALE FREEHOLD
FOR OVER 40 YEARS THIS HAS BEEN A TAKE AWAY

NOTE: Upon instructing Solicitors the buyer must lodge a £30,000 non refundable deposit via Solicitors. This deposit will buy you 6 months to complete your purchase



257 CHASE CROSS ROAD, COLLIER ROW, ROMFORD, ESSEX RM5 3XS



Location

The property occupies a prominent and convenient trading position on the very busy Chase Cross Road leading to its junction with Gobions Avenue in a densely populated residential area.

Description

Ground Floor Shop having traded as a Take away for over 40 years together with rear external storage leading to 2 external car parking spaces accessed via a gated service road serving the shopping parade.

At 1st floor level an internally accessed 1 Bed Flat extending to approx 46sqm/495sq.ft.

Approximate shop areas are as follows:-

Frontage	4.329m/14ft 2ins
Shop Depth	6.608m/21ft 8ins

Shop/Front Take Away area:

Area	27.73sqm/300sq.ft
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Kitchen/Production area:

Area	15sqm/161sq.ft
Rear Store	13sqm/140sq.ft
External Store	15.27sqm/140sq.ft
Lean to area	17.56sqm/189sq.ft

Flat

Internally accessed 1 Bed Flat extending to 46sqm/495sq.ft comprising 1 Bedroom, Lounge, Kitchen, Bathroom WC

- GFCH Via radiators (not tested)
- Double Glazed window

Shop Features

- Take Away for over 40 years
- Shop & external store
- Kitchen extraction (not tested)
- 2 rear car parking spaces

Tenure

For sale freehold with vacant possession

Price

£550,000 subject to contract

Legal costs

Both sides legal costs to be paid by ingoing buyer/tenant

Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

EPC

On request

GDPR

General Regulations (GDPR) will take effect on 25 May 2018. As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT

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