

COLLIER ROW

FOR SALE/TO LET

**RARELY AVAILABLE FORMER TAKE AWAY WITH 1 BED FLAT ABOVE
TO LET OR FOR SALE FREEHOLD
*FOR OVER 40 YEARS THIS HAS BEEN A TAKE AWAY***



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



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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



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

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 or to let on a new Lease

PRICE

£550,000 subject to contract

Or

NEW LEASE

New Lease for a term to be agreed with periodic upward only rent reviews

COMMENCING RENTAL

£30,000 pax plus rates.

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

SECURITY RENT DEPOSIT

A £20,000 Security Rent Deposit will be required

LEGAL COSTS

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

ADMINISTRATIVE FEE

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.

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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EPC

On request