



Murray Commercial
Property Consultants

Barbershop For Sale

**789 Romford Road
London E12 5AN**

- VAT Free
- Close Proximity to Manor Park Tube Station
- Refurbished to a High Standard in 2023
- Lease Comes with Landlord and Tenant rights
- Turnkey opportunity





LOCATION

The property is situated within a small parade of shops fronting Romford Road (A118). Woodgrange Park Station and Manor Park Station are both walking distance from the premises, serving frequent journeys directly to Ilford, Stratford and Liverpool Street. The property is well served with several bus routes and on-street parking is to the forecourt of the subject premises



DESCRIPTION

The premise forms part of a larger building arranged exclusively over ground floor behind a glazed frontage. The shop has recently been fully refurbished to an exceptionally high standard.

BUSINESS RATES

The premises has a rateable value of £13,500. Presently

there are no business rates payable as the premises falls below the threshold at which rates become payable.

TERMS

The seller is assigning the benefit of their lease which was granted on 11th April 2023 so has over 12 years running until expiry at a rent of £15,000 per annum. The lease is within the Security of Tenure Provisions

of Part 2 of the Landlord and Tenant Act 1954 (as amended).

PREMIUM

The seller requires a premium for benefit of the lease and their goodwill.



VIEWING AND FURTHER INFORMATION



Strictly by appointment through the Sole Agent:
James Bacon
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