

## **FREEHOLD FOR SALE      118 COLLIER ROW ROAD**

Professional Ground Floor Office  
With Retail Frontage

Collier Row, Romford, Essex RM5 2BB  
56.99SqM /613Sq.Ft.

**\*With forecourt and rear parking for  
Up to 7 Cars\***  
(first floor flat, sold off on a 999 year lease)



Queens Court ♦ 9-17 Eastern Road ♦ Romford ♦ Essex ♦ RM1 3NH

Tel: **01708 731200** ♦ Email: **info@ac-commercial.com**

**www.andrewcaplincommercial.com**

## LOCATION

The subject premises occupy a prominent and convenient location on the busy Collier Row Road. The premises lie adjacent to a Met Police safer neighborhood branch and are virtually opposite the recently opened Aldi Supermarket, close to the junction with White Hart Lane which leads to Romford and the A12.

## DESCRIPTION

Professional Ground Floor Office with retail frontage with forecourt parking for 1 car and rear car parking for 6 cars.

The premises provide the following approximate dimensions and areas:-

Frontage	4.8m/15ft 9ins
Total Depth	12.5m/41ft
Plus Kitchen and W.C. facility	
Total Ground Floor	56.99sq.m/613sq.ft

Plus forecourt car parking for 1 car and rear parking for 6 cars.

- Office with retail frontage
- Good on site car parking
- Electric heating
- Wood laminate flooring

## TENURE

Freehold with the self contained first floor flat sold off on a 999 year lease.

## EPC

See attached

## Price

£195,000 stc

## Legal Costs

Each party to pay their own costs.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## 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.

## Viewing

Strictly by appointment via sole selling rights



ANDREW CAPLIN  
COMMERCIAL

01708 731200

Ref: ANDREW CAPLIN M: 07870 166162

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)