



PROPERTY CONSULTANTS

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HAIRDRESSERS LEASE FOR SALE



COLLIER ROW ROMFORD, ESSEX, RM5 651 SQ FT (60.47 SQ M)

- Location:** Situated in a good position on Collier Row Road close to a number of other retailers and multiples.
- Description:** Comprising a modern style ladies hairdressing business with 7 stylist positions, 3 back-washes, staff/preparation area. External rear storage area and yard.
- Areas**
- | | |
|-------------------------------------|---------------|
| Internal width | 14'1" |
| Depth | 34' |
| Ancillary | 14'1" x 12'2" |
| Rear yard | |
| Outside storage area – not measured | |
- Lease:** Held on a 10 year lease from August 2007 with 5 yearly rent reviews at £13,500 pa + VAT.
- Terms:** £45,000 is sought for the goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Havering – Approximately £4,000 pa payable for 2008/2009. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Viewing: **Strictly by Appointment only**
Via Agent Claridges Commercial – 0845 205 0007