

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. There is also one parking space at the rear of the property.

Areas

| | |
|----------------------|----------------|
| Internal width | 14'1" |
| Depth | 34' |
| Ancillary | 14'1" x 12'2" |
| Rear yard | |
| Outside storage area | – not measured |

Lease: Held on a Lease which expires 2017 with 5 yearly rent reviews at £13,500 pa + VAT.

Terms: £25,000 is sought for the goodwill, fixtures, fittings and equipment.

Service Charge: £101 plus VAT

Business Rates: London Borough of Havering – Approximately £4,000 pa payable for 2010/2011. 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