



Prominent corner shop with extensive rear storage / warehouse

To Let

108 Collier Row Road, Romford, RM5 2BB

Amenities

Prominent corner location

Double fronted

Modern aluminium glazed shop front

Wooden floor

LED strip lighting

Electric shutter

Forecourt display / parking for 2 cars

Good decorative condition

Location

The property is located on Collier Row Road, immediately at the junction with Ramsden Drive and within approx 600 yards of the main shopping district which serves the immediate and surrounding areas. Occupiers close to the subject unit include Essex Heating Spares, Dream Doors, B & D Tyres, Matlock Electrical, A M Tyres and Motor Repairs as well as numerous take-aways. There is an Aldi immediately opposite and other national occupiers within the main shopping area include Card Factory, Greggs, Bernardo-s, Coral, Tesco and The Colley Rowe Inn (Wetherspoons).

Demise

A prominent double fronted shop with return frontage, located at the junction with Ramsden Drive. Internally the shop is laid out in clear space with an office and kitchen leading from the sales area. There is under stair storage which houses the meters. At the rear, and adjoining the shop there is extensive warehouse / storage with an average height of 3.8m and full height electric shutters leading onto a service road. To the front of the shop there is a large forecourt which can be used for display or parking for two cars.

Approximate floor areas and dimensions are as follows:

Gross frontage 21' 4" (6.5m)
Net frontage 19' 4" (5.9m)
Shop depth 40' 0" (12.18m)
Shop with 15' 6" (4.72m) widening to 18' 9" (5.73m)
Sales area 474sq ft (44m sq)
Office 88sq ft (8.14m sq)
Kitchen 65sq ft (6.01m sq)
Warehouse 932sq ft (86.6m sq)
Forecourt 511sq ft (47.51m sq)

Lease

A new FRI is to be granted for a term to be agreed subject to periodic upward only rent reviews. Subject to covenant, our client is prepared to consider granting the lease inside the provisions of the Landlord and Tenant Act.

Rent

£27,500 pax paid quarterly in advance. VAT is not applicable.

Business Rates

According to the VOA website the property has a Rateable Value of £26,750. The rate in the pound is 43.2p

Prospective tenants are advised to make their own enquiries to establish the payable amount which may vary depending if a tenant qualifies for small business rate relief.

Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

Possession

From mid November 2026.

Money Laundering Regulations.

The Money Laundering Regulations (AML), require us to conduct checks on all prospective tenants and purchasers. Such parties will need to provide proof of their identity and residence. Where a company is concerned those holding more than 25% ownership must provide the same.

Administration Fee.

An administration fee of £350 plus VAT is to be paid by the tenant to Spencer Munson Property Services to cover administrative costs. The fee is non returnable unless the landlord withdraws from negotiations in which case 50% will be returned. The administration fee becomes payable once terms have been agreed and in advance of solicitors being instructed.

Viewing

Strictly by prior arrangement through the landlords sole agent Spencer Munson Property Services tel: 0208 502 2222 / 07479-886617 or email marc@spencermunson.co.uk for further information or to arrange a viewing.



Collier Row Road, Romford, RM5



Shop



Shop



Warehouse/Storage



Kitchen



Rear access and service