

Lot 1

7/7a Clockhouse Lane, Collier Row,
Romford, Essex RM5 3PH

***Guide: £400,000**

In the same family ownership for over 28 years
6 week completion



SITUATION

In this established retail parade at the intersection of Clockhouse Lane and Collier Row Road, amongst multiples such as **Savers, Costa Coffee, KFC, Greggs, Domino's** and a host of independent traders. This shopping centre serves the surrounding residential area approximately 1½ miles from Romford Town centre and 14 miles north-east of Central London.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'7" Internal Width 16'4" Shop Depth 35'0" Built Depth 49'9" 2 WCs				VACANT
First & Second Floor Flat	5 Rooms, Kitchen, Bathroom/WC GIA Approx. 800 sq ft	Individual	6 months from 13th April 2019	£18,000	AST Holding Over
				Total: £18,000 plus Vacant Shop	

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on first and second floors. The property includes a rear concreted parking area accessed via a service road.

Note 1: No. 9/9a Clockhouse Lane is also being offered for sale in this Auction – see Lot 2.

Note 2: Refer to the Auctioneers for the video tours of the property.

**£18,000 p.a. plus
Vacant Shop**

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

BBS Law
Tel: 020 8349 0321 Ref: Harry Wilshaw
Email: harry.wilshaw@bbslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

