



Property Management Ltd



Well established local beauty business

Currently set as 3 treatment rooms

Situated in local parade of shops

Rear garden space



55 Gobions Avenue

Chase Cross, Collier Row Romford, RM5 3SS

Guide Price £25,000

Shop Front 0' 0" x 13' 9" (0.00m x 4.19m)

Distinctive shop front with electric roller shutters, large window and front door. Post box. Located on local shopping parade.

Reception Area 17' 2" x 13' 9" (5.23m x 4.19m)

Chic reception area with modern décor and large grey floor tiles. Client reception desk, hairdressing station & nail bar. Central ceiling light/chandelier. Electrical sockets. Telephone point. Leading to treatment rooms.

Treatment Room 1 8' 0" x 3' 10" (2.44m x 1.17m)

Modern décor with tiled flooring. Central ceiling light. Electrical sockets.

Treatment Room 2 7' 10" x 6' 10" (2.39m x 2.08m)

Treatment room with ceiling level windows making this a bright/light room. Grey tiled floor. Central ceiling light. Electrical sockets.

Treatment Room 3 5' 8" x 3' 7" (1.73m x 1.09m)

Modern décor with tiled flooring. Central ceiling light. Electrical sockets.

Bathroom 6' 11" x 2' 11" (2.11m x 0.89m)

White suite comprising hand basin and wc. Tiled flooring. Central ceiling light.

Storage space 6' 0" x 3' 0" (1.83m x 0.91m)

Space currently used as storage leading to garden area. Tiled flooring.

Details:

Annual Ground rent £4500PA/ £375pcm to Havering Council. 5 year lease available.



TOTAL APPROX. FLOOR AREA 342 SQ.FT. (31.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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