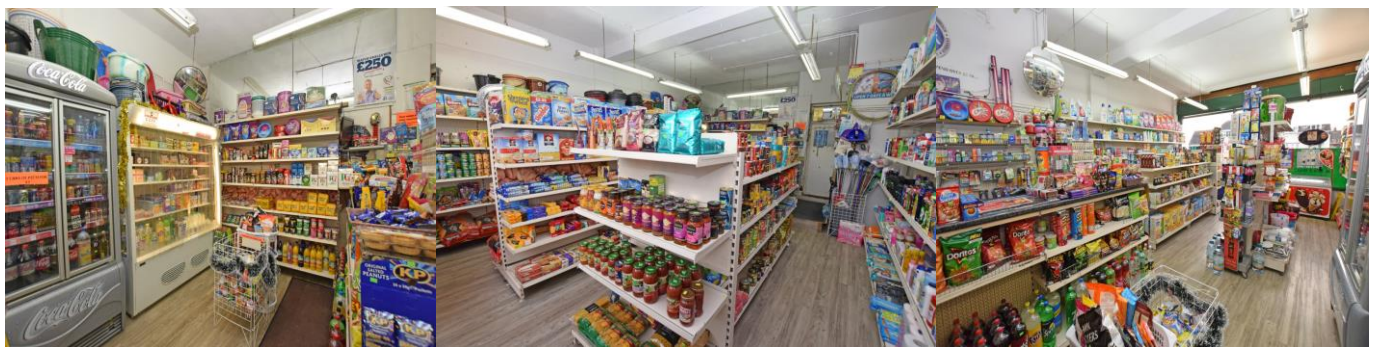




Property Management Ltd



**SRB Property Management are pleased to offer this well-established and popular convenience store offering a spacious sales area and large store room, ideally situated within Chase Cross, Collier Row, Romford, Essex.
INCLUDING ALL STOCK & FIXTURES**



Gobions Grocers, 33 Gobions Avenue
Chase Cross, Romford, RM5 3SS

£10,000

**** INCLUDING ALL STOCK & FIXTURES ****

SRB Property Management are pleased to offer this well-established and popular convenience store offering a spacious sales area and large store room, ideally situated within Chase Cross, Collier Row, Romford, Essex RM5.

The business was originally established in the 1950's and with the current owner taking over in 2010. The business presently operates 7 days per week and generates a turnover in the region of £68,000 per annum, with a good gross profit. We feel there is good scope to increase the current turnover by increasing the business hours, providing new products, more marketing/advertising etc.

The shop currently offers a wide range of household and convenience items, including chilled goods, soft drinks, confectionery, snacks, cleaning products and household items, etc. The shop also offers Payzone, the Health Lottery and Dart Charge.

There is an internal office area with WC and large store room with secure rear delivery access. Free parking to the front.

The Premises Comprises of:

- 2 x central aisles.
- Shelving to perimeter walls
- 2 x Chest freezers (1 by Walls)
- 2 x single door refrigerators
- Double door refrigerator (loaned by Coca Cola)
- New two metre chiller unit
- Serve over counter with electronic cash register and credit/debit card terminal
- Shop awning & shutter.



Tenure: Leasehold

Original lease length: 15 years

Remaining lease length: 10 years (up to 2028)

Rent: £6,250 per annum

Next rent review in 5 years' time.

Floor Space:

Approx. 463 Sq. Ft shop floor.

Storage Approx. 136 Sq.ft.

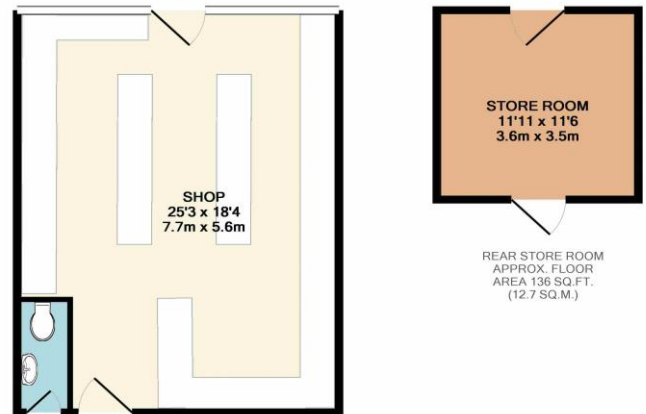
Total approx. 599 Sq.ft.

Business Hours

Monday - Friday: 8.00am - 7.00pm

Saturday: 8.00am - 6.00pm

Sunday: 10.00am - 6.00pm



GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.7 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
Made with Metropix ©2017

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.

SRB Property Management Ltd

27 Gobions Avenue, Romford, RM5 3SS

Tel: 01708 76 77 99 | Email: enquiries@srbpropertymanagement.co.uk |

Web: www.srbpropertymanagement.co.uk