

BUSINESS FOR SALE

High Turnover Londis Convenience Store

5-7 Collier Row Road , Romford, Essex, RM5 3NP



Rent Reviews * Lease Renewals * Rating Appeals * Investments * Acquisitions * Disposals

Description

- Fully fitted high turnover Londis convenience store including:
 - 360 vision, 19 camera CCTV system
 - Brand new refrigeration condensers
 - Large chilled room
 - 3.5m of integral freezers
 - 13m of remote refrigeration units
 - 2 back up chest freezers
 - Tannoy system, PC, printers & fax
 - Air conditioning system
 - Newly installed aluminium shutters

Floor Areas

- Circa 2000 sq. ft. plus rear yard with 2 car parking spaces.

Lease

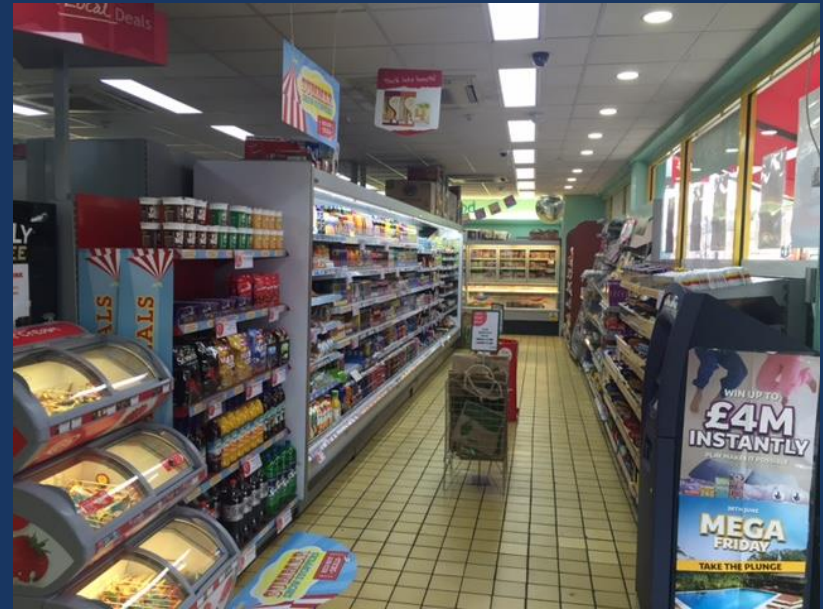
- The sub lease is dated 27th March 2009 and runs up until the expiration of the head lease on 17th January 2020.
- We understand the lease is contracted within the Landlord and Tenant Act 1954 meaning the purchaser will have the right to renew the lease.

Rent & Rates

- The passing rent is £39,000pa.
- Business rates payable for 2015/16 are circa £13,500.

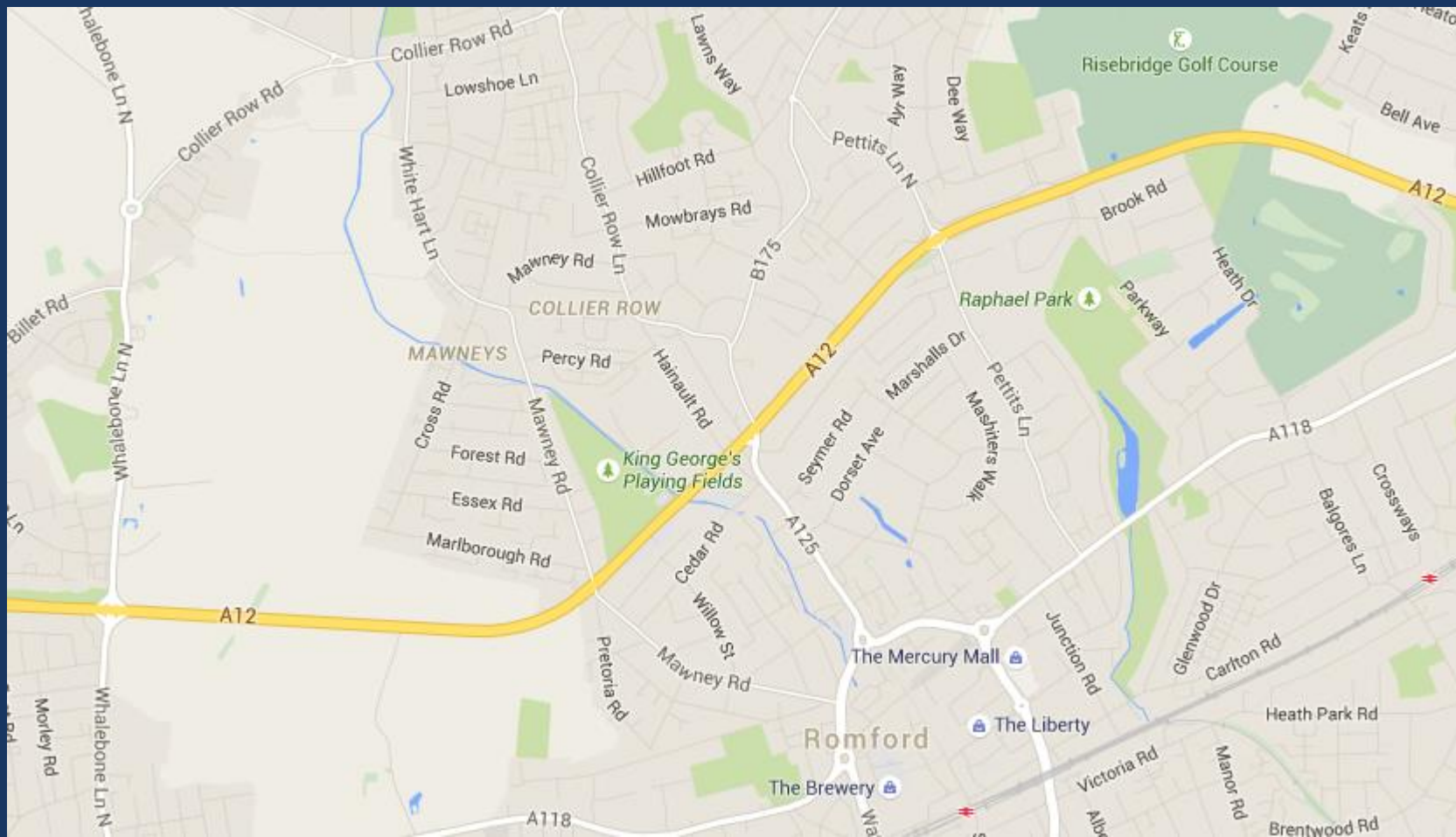
Turnover

	YE 31/03/14
Sales	£1,377,729
Gross Profit	£271,090



Location

- The property occupies a prominent position on Collier Row Road, visible from all directions.
- There is excellent public transport and strong links with the A12, A406, M25 and other major roads situated close by.
- There are a number of national high street multiples occupying the immediate location.



Price

- A premium of £219,000 is sort for the benefit of the lease, fixtures and fittings plus stock at valuation.

Viewings

- Strictly by appointment through sole agents James Berlin & Associates.

Contact

- For further information please contact:

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