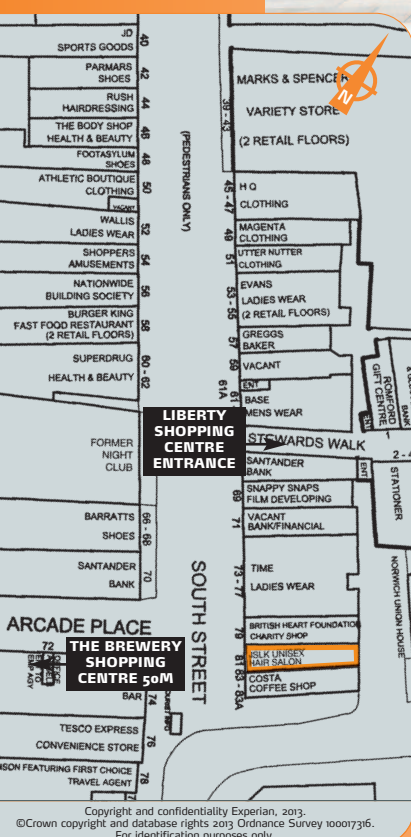


lot 16**81 South Street
Romford, Greater London RM1 1NL****Rent
£65,000
per annum
exclusive (1)****Freehold Retail Investment**

- Let to Individuals (t/a JSLK Hair Salon) until 2022
- Approximately 50 metres from the major Liberty Shopping Centre and the Brewery Shopping Centre

- Prime pedestrianised town centre location
- Neighbouring occupiers include Costa, Santander, Superdrug, Burger King, Tesco and Marks & Spencer

**On behalf
of Receivers****Location**

Miles: 13 miles north-east of the City of London
7 miles south-west of Brentwood
Roads: A1251, A125, A126, A118, A12
Rail: Romford Railway Station (17 minutes direct to London Liverpool Street)
Air: London City, London Stansted, London Southend, London Gatwick

Situation

The property is situated in the heart of this popular market town on the east side of the busy pedestrianised South Street some 50 metres from the major 100+ unit Liberty Shopping Centre and close to the Brewery Shopping Centre. The property benefits from being positioned on the pedestrianised throughflow between the two centres. Neighbouring occupiers include Costa, Santander, Superdrug, Burger King, Tesco and Marks & Spencer.

Description

The property comprises a ground floor hair dressing salon with personal treatment rooms on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Kevin Mersh and Matthew Nagle acting as Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	80.03 sq m (861 sq ft)	JOANNE FOLEY AND KIRSTIE SHEPHERD (t/a JSLK HAIR SALON)	15 years from 18/04/2007 until 2022 on a full repairing and insuring lease	£65,000 (1)	18/04/2017
First	Ancillary	80.39 sq m (865 sq ft)				
Totals		160.42 sq m (1,726 sq ft)			£65,000	

(1) The tenant is currently paying a concessionary rent of £57,000 p.a.x. This concession has been agreed but not formally documented by the receivers.

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