

# LOT 34

## 3 Fairview Parade, Mawney Road, Romford, Essex RM7 7HH

### Commercial Investment

#### Location & Description

Forming part of a two storey mid-terraced building within a local parade serving the surrounding residential area. Close to the junction with St Edwards Way, this forms part of the ring road around Romford town centre which includes the mainline station as well as the main shopping precinct. Romford lies east of Central London and has good road access via the A12 Eastern Avenue which links to the A406 North Circular Road.

#### Accommodation

##### Ground Floor Shop:

Area approximately 525 sq ft (48.7 sq m)

Kitchenette, WC

2 forecourt car spaces

Let on a repairing and insuring lease to L. Rowland & Company (Retail) Limited t/a Rowlands Pharmacy (having approximately 500 branches) for a term of 20 years from 02.04.2007 at a rent of £8,500 p.a. subject to 5 yearly rent reviews.

#### Lease Details

Leasehold for a term of 199 years from 1997 at a ground rent of £200 p.a.

EQUIVALENT TO £8,300 p.a.

**CONTACT: 020 8520 8383**



**GUIDE PRICE: £85,000 - £90,000**