

ROMFORD

TO LET

**HIGHLY PROMINENT AND VISABLE CORNER RETAIL UNIT/OR CLASS A2 OFFICE USE
TOTALS APPROX 114.46sqm/1,232sq.ft
*OVERALL FRONTAGE 18.2M/59FT 9INS***



GROUND FLOOR, 148 SOUTH STREET, ROMFORD, ESSEX RM1 1SX



01708 731200
info@ac-commercial.com
www.andrewcaplincommercial.com
Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH



LOCATION

The subject property occupies a highly prominent and visible trading position in South street at its junction with Atlanta Boulevard immediately adjacent to the Bus interchange and Romford British Rail Station/Crossrail.

DESCRIPTION

Highly prominent Ground Floor corner retail premises/class A2 office use.

Approximate dimensions and areas are as follows:-

Overall frontage 18.2m/59ft 9ins
Main depth 13.75m/45ft 2ins
Ground Floor Area 114.46sqm/1,232 sq.ft approx.

Rear servicing access from gated communal area.

TENURE

New 2 year contracted out lease

COMMECNING RENTAL

£32,500 pax plus Vat, Rates and Service Charge.

LEGAL COSTS

To be paid by the ingoing tenant.

EPC

As attached

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING

Strictly by appointments via agent



01708 731200

Ref: ANDREW CAPLIN

M: 07870 166162

info@ac-commercial.com

www.andrewcaplincommercial.com