

ROMFORD

TO LET

**PROMINENT LOCK UP SHOP TOTTALLING 46.5sq.m/500.5sq.ft. approx
SUITABLE FOR A1 RETAIL OR SUBJECT TO PLANNING OTHER USES**



5 WESTERN ROAD, ROMFORD, ESSEX RM1 3JL



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Queens Court, 9-17 Eastern Road, Romford, Essex, RM1 3NH

LOCATION

The subject property occupies a prominent and convenient trading position in Western Road, very close to one of the principal entrances to the Liberty Shopping Centre in Romford Town Centre.

The Shop lies adjacent to Poppins Café and is close to Costa Coffee/Tesco Express, Santander and many other national traders.

DESCRIPTION

Newly created lock up shop suitable for a variety of trades subject to the usual consents.

The property provides the following approximate dimensions and areas.

46.5sq.m/500.5sq.ft. approx

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TENURE

New FRI lease for a term to be agreed with periodic upward only rent reviews.

COMMENCING RENTAL

£20,000 pax plus Business Rates NO VAT, plus service charge.

LEGAL COSTS

Both parties 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



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