

# ROMFORD

# TO LET

## EXTENSIVE PRIME SHOP AND BASEMENT



**22-24 SOUTH STREET, ROMFORD RM1 1RA**



## LOCATION

Romford is a large suburban town Approximately 14 miles north east of Central London. The town can be reached by the A12 from Junction 28 of the M25 motorway. Direct rail services to London Liverpool Street are available in approximately 15 minutes. The property occupies a prominent position on the pedestrianised section of South Street, close to the entrances of The Brewery and The Liberty shopping centres and on the primary footfall route between Romford Station and Romford Market. Nearby national retailers include: Halifax, NatWest and Barclays Bank, Primark and Marks and Spencers.

## DESCRIPTION

The property has the following approximate floor areas:

Gross Frontage	8.72 m / 28.6 ft
Ground Floor Sales	134 sq m / 1,452 sq ft
Basement Storage	136 sq m / 1,461 sq ft
<b>Total</b>	<b>270 sq m / 2,913 sq ft</b>

## TENURE

New Lease

## COMMENCING RENTAL

£60,000 Pax

## USE

A1 Use.

## RATES

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority, 01708 434343.

## TIMING

Vacant possession will be granted on completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## 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.**

## Anti Money Laundering

**Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a Personal and Company and general AML checks.**

**Please note this is taken up for both Landlord/Vendor and Tenant/Purchaser and any other entity that has a relationship with the property.**

## VIEWING

Strictly by appointments via agent



ANDREW CAPLIN  
COMMERCIAL

01708 731200

Ref: ANDREW CAPLIN

M: 07870 166162

[info@ac-commercial.com](mailto:info@ac-commercial.com)

[www.andrewcaplincommercial.com](http://www.andrewcaplincommercial.com)