

ROMFORD

TO LET

**PART GROUND FLOOR (WINDOW DISPLAY) & BASEMENT
(FORMER LICENCED BETTING OFFICE)
TOTALLING 116.97sq.m/1,259sq.ft APPROX**



PART GROUND FLOOR & BASEMENT @ 2-4 SOUTH STREET, ROMFORD, ESSEX RM1 1RA



01708 731200

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

LOCATION

The subject premises occupy a prominent and convenient Romford Town Centre position being located just off the South Street/High Street corner junction close to Romford Market Place.

DESCRIPTION

Former Licenced Betting Office although suitable for a variety of Uses, subject to the usual consents.

The premises are arranged on Part Ground Floor with window display frontage leading to basement area.

Approximate areas are as follows:-

Ground Floor
9.18sqm/Window display frontage

Stairs down to Basement
100.76sqm/1085 sq.ft

Totals

116.97sqm/1,259sq.ft Approx

- Alarmed
- Suspended Ceiling
- Carpeted
- Air conditioned (not tested)
- Kitchen
- Staff and Separate Gents WC & Disabled WC

TENURE

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

COMMENCING RENTAL

£17,500 pax plus VAT & Business Rates and Service Charge.

LEGAL COSTS

To be paid by ingoing tenant

EPC

To follow

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



ANDREW CAPLIN

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