

ROMFORD

TO LET

PRIME A3 UNIT

A3 USE GRANTED 30 JUNE 2017

TOTALLING 122.9sq.m/1,323sq.ft approx

QUOTING RENT REDUCED TO £45,000 PAX

MAY CONSIDER SPLITTING



93 SOUTH STREET, ROMFORD, ESSEX

LOCATION

The subject premises occupy a prime trading position adjacent to Paddy Power, within the same parade as Yates Wine Lodge, Betfred and JD Wetherspoons and opposite Specsavers, Oxfam, Subway, and Coral Bookmakers

DESCRIPTION

Prime A3 Ground Floor Unit providing the following approximate dimensions and areas:-

Frontage	6.49m/21ft 3"
Retail Depth	<u>17.95m/58ft 10"</u>

Plus Rear Storage, Office and WC

Total Ground Floor Area

1229m²/1,323ft²

- A3 Use
- Air Conditioned
- Prime trading position
- Adjacent Paddy Power
- Rear servicing access

NOTE

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TENURE

New FRI Lease for a term to be agreed with periodic rent reviews.

COMMENCING RENTAL

£45,000 pax plus Business Rates
No Vat is payable

LEGAL COSTS

To be paid by ingoing tenant

EPC

See 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

