

ROMFORD

TO LET

**PROMINENT SHOP PREMISES
FORMERLY CLASS A2 OFFICE USE
NOW FALLING UNDER THE NEW 'E' CLASS
APPROX 74.3sq.m/800sq.ft**



169 SOUTH STREET, ROMFORD, ESSEX RM1 1PS



01708 731200

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

LOCATION

The subject shop occupies a very prominent position in South Street directly opposite Fitness First and very close to South Street junction with Victoria Road opposite Romford Station and Bus Interchange.

DESCRIPTION

Ground Floor Lock Up Shop currently trading as an Estate Agents therefore falling under the old class A2 Office Use now, 'E' class (Applicants should make their own enquiries of London Borough of Havering on Tel: 01708 434343)

The shop is laid out as a front facing Estate Agents Office with rear partitioned private office plus kitchen, rear storage and W.C.

Approximate dimensions and areas are as follows:-

Frontage/Internal Width
5.91m/19ft 4ins

Depth (beyond single partition)
11.112m/36ft 5ins

Kitchen
4.86sq.m/52sq.ft

Rear Store
8.86sq.m/95sq.ft

Plus WC

**Total Ground Floor Area
74.3sq.m/800sq.ft**

- Prominent frontage
- Carpeted
- Suspended Ceiling
- New E Class
- Opposite Lidl, Fitness First, Bus Interchange & Romford BR Station

TENURE

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

COMMENCING RENTAL

£22,500 pax plus VAT and Business Rates.

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.

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



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