

ROMFORD

TO LET

**PROMINENT TOWN CENTRE LOCK UP SHOP
APPROX 54.9sq.m/519sq.ft**



35 HIGH STREET, ROMFORD, ESSEX RM1 1JL



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



LOCATION

The subject premises located in a prominent and convenient high Street location opposite its junction with angel Way on the edge of Romford Town Centre.

DESCRIPTION

Ground Floor Lock Up Shop Unit extending to approx 54.9m²/591ft² and suitable for a variety of trades subject to the usual consents.

- Modern Shop Front
- Fully Alarmed
- GFCH
- Electric Roller Shutter
- Wood laminate flooring

TENURE

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

COMMENCING RENTAL

£15,000 pax

LEGAL COSTS

To be paid by the 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.

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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