

ROMFORD

TO LET

LARGE DOUBLE FRONTED SHOP PREMISES
GROUND FLOOR- 163.42m²/1,759sq.ft 1st FLOOR – 202m²/2,170sq.ft
TOTALS 365m²/3,929sq.ft APPROX
RETAIL FRONTAGE 12.563m/41ft 3ins
RETURN FRONTAGE 10.253m/34ft 9ins



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LOCATION

The subject shop is located in a very prominent and busy trading position in South Street at its junction with Quadrant Arcade opposite Halifax Bank and close to both Barclays, Nat West and adjacent to Primark in this important trading position in Central Romford.

DESCRIPTION

Double fronted shop with prominent frontage to South Street and return frontage to Quadrant Arcade.

The shop provides the following approximate Dimensions & Areas:-

Frontage (To South Street)

- 12.6m/41ft 3ins

Return Frontage (To Quadrant Arcade)

- 10.583m/34ft 9ins

Ground Floor Area

- 163.42sqm/1,759sq.ft

1st Floor Area

- 202sqm/2170sq.ft

Totals

- **3,929sq.ft APPROX**

TENURE

New lease for a term to be agreed

COMMENCING RENTAL

£45,000 pax plus Vat, Rates and Service Charge

LEGAL COSTS

To be paid by the ingoing tenant

EPC

To follow

GOAD PLAN

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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