

ROMFORD

TO LET

**PROMINENT CORNER RETAIL PREMISES
APPROX 83.3sqm/897sq.ft APPROX**

***LOCATED AT THE GATEWAY/ENTRANCE TO ROMFORD MARKET PLACE AND
ADJACENT TO NEW 85 BED PREMIER INN**



17-19 MARKET PLACE, ROMFORD, ESSEX RM1 3AB



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



LOCATION

Prominently & conveniently located at the gateway/entrance to the popular Romford Market Place and adjacent to a New 85 Bed Premier Inn in Romford Town Centre

DESCRIPTION

Prominent shop occupying a prime corner position benefitting from a large double frontage with the opportunity (S.T.P) for additional windows on the return frontage to generate even more visual sales areas.

Formerly a successful hair salon, the premises stands in a privileged position within the gateway to the historic Romford Market Neighbouring not only the popular attractions of St. Edwards Church, which dates back to the 1850's, it is also nestled amongst some of the biggest and popular retail names including Sports Direct, B&M, Home Bargains and Aldi along with a large number of eateries resulting in a very busy footfall

With a brand new 85 room Premier Inn hotel opening on the opposite corner, this will increase the footfall even further.

The Market Place provides convenient parking for 160 cars right on the doorstep (on non-market days- Monday, Tuesday and Thursday) and a 260-space multi-storey car park is just a few steps away. Romford Station (soon to be CrossRail) and multiple bus routes are only a few minutes walk making this an incredibly convenient and easily accessible location.

TENURE

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



COMMENCING RENTAL

£38,000 pax **NO VAT** plus 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

PLEASE NOT STAFF ARE UNAWARE ALL ENQUIRES STRICTLY VIA AGENTS



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