

ROMFORD

NEW LEASE AVAILABLE

PROMINENT SHOP NEW LEASE AVAILABLE



7 MARKET PLACE, ROMFORD RM1 3AB



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



LOCATION

Romford is a large metropolitan centre with a significant catchment approximately 14 miles north east of central London. It has excellent transport links (Jct 28 of M25 nearby and a 15 minute direct rail service to Liverpool Street Station).

The shop is prominently situated in the Market Place close to the junction of South Street, North Street & High Street with major occupiers nearby including **B & M, Sports Direct, Savers, Co-op** and **HSBC**. The **Liberty S.C.** is opposite and the popular street market adjacent trades 3 days a week.

ACCOMMODATION

Arranged over ground floor only with side access through a common door. It has the following approximate dimensions & areas:

Built Frontage	4.93m (16' 2")
Shop Frontage	4.29m (14' 1")
Internal width (max)	6.96m (22' 10")
Shop Depth	35.66m (117')
Built depth	36.06m (118' 4")

Ground Floor Area 165 sqm (1,780sq.ft)



LEASE

The shop is available on a flexible lease term by agreement.

RENT

£40,000 pax quoting

USE

Consideration will be given to all uses within Class E.

RATES

Current RV - £25,000. Enquiries with Havering B C to be made to establish precise rates payable dependent upon occupier and possible relief available.

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

By prior appointment through Joint retained Agent:



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