

# ROMFORD

# TO LET

**PRIME SHOP PREMISES OPPOSITE ENTRANCE  
TO LIBERTY SHOPPING CENTRE  
TOTALS 1,084sq.ft (100.71sqm) APPROX**



**42 SOUTH STREET ROMFORD ESSEX RM1 1RB**



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

## Location

The premises is situated on the pedestrianised section of South Street, just outside the entrance to the Liberty Shopping Centre. Multiple traders nearby include Cake Box, Creams, Halifax, Natwest, Primark and Marks & Spencer.

## Accommodation

Sales area and ancillary storage separated by a non-load bearing partition and WC. Amenities include electric roller shutters, heating and cooling system, 3 phase power (untested) and the benefit of rear access. Approximate areas are as follows on a Net Internal Area basis:

Sales Area	772sq.ft (71.72sqm)
Storage	312sq.ft (28.99sqm)
<b>Total</b>	<b>1,084sq.ft (100.71sqm)</b>

## Key Features

- Opposite entrance to Liberty Shopping Centre
- Electric Roller shutter
- 3 Phase Power
- Rear Access

## Lease Terms

Available for lease assignment/sub letting or new lease.

The existing lease was granted in July 2022 for a term expiring 2032 with a tenant break option in July 2027 plus rent review.

## Current Rental

£60,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days

## Premium

Offers Invited

## Rates

Rateable Value	£37,500
UBR 2021/2022	51.2p
Rates Payable	£19,200 per annum

Interested parties are advised to verify these figures and check whether they qualify for small business rates relief or full exemption with the London Borough of Havering on 01708 433 996.

## VAT

Value Added Tax is not applicable in respect of this transaction

## Service Charge

Service Charge is not applicable in respect of this property

## Legal Costs

Each party to bear their own costs

## 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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## EPC

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