

ROMFORD

TO LET

**GROUND FLOOR SHOP WITH FLAT ABOVE
FLEXIBLE CLASS USE
NEW LEASE AVAILABLE**



277 LONDON ROAD, ROMFORD RM7 9NP

LOCATION

The subject property is located on London Road, which is the main arterial route between Romford and Chadwell Heath. Romford town centre is approximately 1 mile to the east and has strong rail links into central London on the new Elizabeth Line. The property is located adjacent to a Nissan car dealership and other independent occupiers.

DESCRIPTION

The property comprises a ground floor lock up shop, previously used as a tattoo parlour with an internally accessed one-bedroom flat above

ACCOMODATION

The property has the following approximate dimensions and floor areas:-

Internal width (widest)	5.22m	17ft 1in
Shop depth	12.21m	40ft
Ground floor	524Sq.ft	

TENURE

A new lease for a term to be agreed subject to 5 yearly rent reviews.

RENT

£20,000 per annum exclusive.

RATES

The VOA website shows that the new Rateable Value from April 2023 will be £12,000.

For rates payable please refer to the Local Charging Authority, London Borough of Havering – 01708 432000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC has been commissioned and is awaited.

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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