

# ROMFORD

# TO LET

**SHOP PREMISES IN TOWN CENTRE LOCATION  
52 NORTH STREET, ROMFORD RM1 1BH  
TOTAL NET INTERNAL AREA 620 ft<sup>2</sup> (57.6 m<sup>2</sup>)**



**52 NORTH STREET, ROMFORD RM1 1BH**

## Location

The property occupies a Town Centre location in the heart of Romford and within the pedestrianised section of North Street. The shop is near to its junction with St Edward's Way and adjoining a number of new build residential development schemes under construction nearby.

The former Decathlon site which is opposite will shortly start construction and comprise circa 300 new homes together with a hotel and various leisure and retail opportunities.

The unit is within close proximity to the popular shopping destination that is Market Place leading to South Street and both The Liberty and The Brewery Shopping centre. Romford Station (mainline services to Liverpool Street via Stratford) is within easy walking distance.

## Description

Shop premises arranged as predominantly open plan accommodation with store area to the rear together with separate WC areas. Rear access is approached via a servicing area for loading/unloading.

## Accommodation

	sq ft	sq m
Net Frontage	15'	
Built Depth	7"	47'
	9"	
<b>Total</b>	<b>620</b>	<b>(58)</b>

## Rent

£18,000 per annum exclusive.

## Lease Terms

A new full repairing and insuring lease for a term to be agreed.

## Business Rates

London Borough of Havering  
We understand that the current rateable value of the 'Shop & Premises' is £10,250.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## Legal Costs

Each party to pay their own legal costs incurred in this transaction.

## 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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