

CHADWELL HEATH

TO LET

**HIGH ROAD SHOP/OFFICE
TOTTALLING 102.1 sqm/1099 sq.ft APPROX**



150 HIGH ROAD, CHADWELL HEATH, ROMFORD, ESSEX RM6 6NT



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



LOCATION

The subject property enjoys a visible High Road (A118) location close to its junction with Woodlands Avenue

DESCRIPTION

Shop/Office arranged on Ground and 1st floors recently occupied by a firm of Solicitors, although suitable for variety of professional or Medical uses that would benefit from a very visible High Street presence.

The property provides the following areas:-

Ground Floor	63.3sqm/671sq.ft
1 st Floor	39.8sqm/428sq.ft
Totals	102.1sqm/1,099sq.ft

Kitchen
Plus WC

- Prominent High Road (A118) position
- Suit a variety of professional uses or Medical Use
- Gas Fired Central Heating
- Wood Laminate floor
- Part Carpeted
- Available from 25 October 2023
- Double Glazed windows



TENURE

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

COMMENCING RENTAL

£17,500 pax plus Vat and 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

Strictly by appointments via agent



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