

# ROMFORD FOR SALE FREEHOLD OR TO LET

## PROMINENT SHOP PREMISES TOTALLING 79.2sqm/852sq.ft APPROX



**3 OLD MILL PARADE, VICTORIA ROAD, ROMFORD, ESSEX RM1 2HU**



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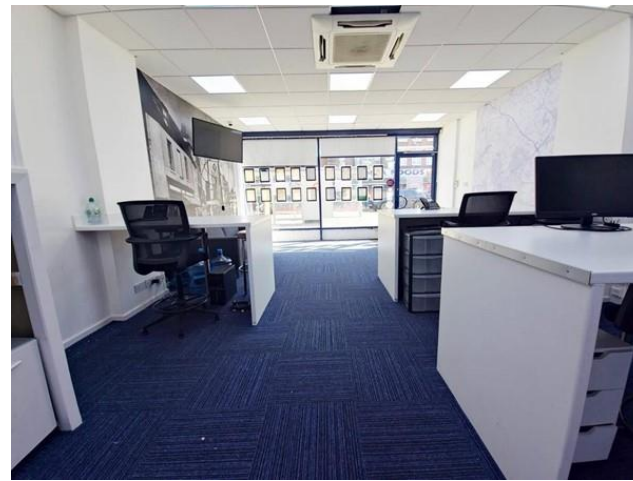
## LOCATION & DESCRIPTION

Located on Victoria Road, just a 2 minute walk to Romford Train Station and a short drive to the A12 for access into London is this ground and first floor office with its own front and rear exit. The premises also has an electric shutter.

The ground floor offers a large front air conditioned office space with access to rear kitchen and stairs leading to first floor. First floor comprises of two additional offices, a storage room and toilet facilities.

Approx floor areas are as follows:-

Ground Floor	40.7sqm/438sq.ft
1 <sup>st</sup> Floor	<u>38.5sqm/414sq.ft</u>
<b>Totals</b>	<b>79.2sqm/852sq.ft approx</b>



## TERMS

For Sale /To Let

## LEASE

New FRI lease for a term to be agreed at a rental of £25,000 pax

Or

## Freehold for Sale

**Price: £350,000 Subject to contract**

## BUSINESS RATES

We are advised current RV is £10,000

## LEGAL COST

Ingoing tenant responsible for all legal fees

## 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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