

# ROMFORD

# TO LET

**PROMINENT CORNER SHOP  
TOALS 84.26sq.m/907sq.ft**



**20 QUADRANT ARCADE, ROMFORD RM1 3ED**

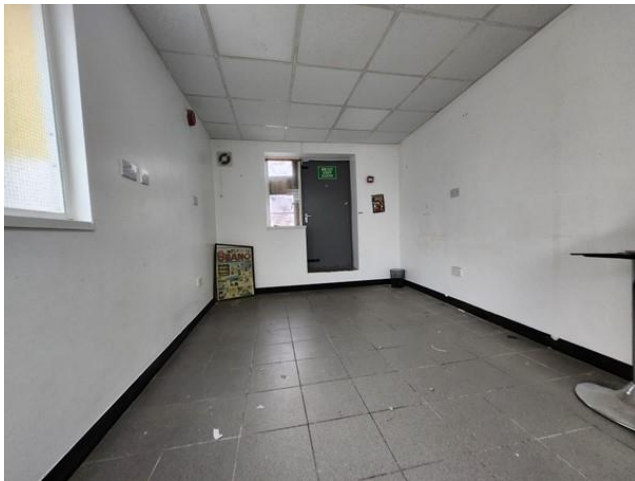


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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



## LOCATION

Prominent Shop Unit very close to the busy South Street Entrance.

Forming part of a shopping and leisure Arcade in the heart of Romford town centre with access from both Market Place (home to Romford market) and South Street. Romford is one of London's key suburban commercial centres and lies 11 miles northeast of the City of London, 8 miles east of Stratford and 6 miles southwest of Brentwood. Romford town centre has a number of big-name tenants including Marks & Spencer, Primark, H&M, TK Maxx and Sainsbury's. Tenants within the arcade building include Greggs, William Hill, Primark, Travelodge and Creams. Romford railway station is 0.2 miles away providing a regular service to Stratford and London Liverpool Street on the Elizabeth line (Crossrail).

The area benefits from excellent road connectivity with the A127, A12, A406, M11 and M25 all within easy reach. Romford town centre is well served by buses. Please note all times and distances given are approximate only.

## DESCRIPTION

Prominent Corner Shop.

Arranged on Ground Floor and 1<sup>st</sup> Floors

**Totals – 84.26sqm/907sq.ft**

## RENT

£15,000 Per annum plus Vat, Service Charge and Building Insurance.

See Note re: Business Rates.

## BUSINESS RATES

The ingoing tenant may benefit from small business rates relief .

All interested parties are advised to make their own enquiries to confirm with the London Borough of Havering business rates department Tel 01708 434343

## SERVICE CHARGE

The current annual Service Charge for this unit is approximately £1100 per annum plus Vat and Annual Insurance Charge is £500 plus Vat.

**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.**

## Money Laundering Regulations

**Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.**

**VIEWING** Strictly by appointments via agent



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